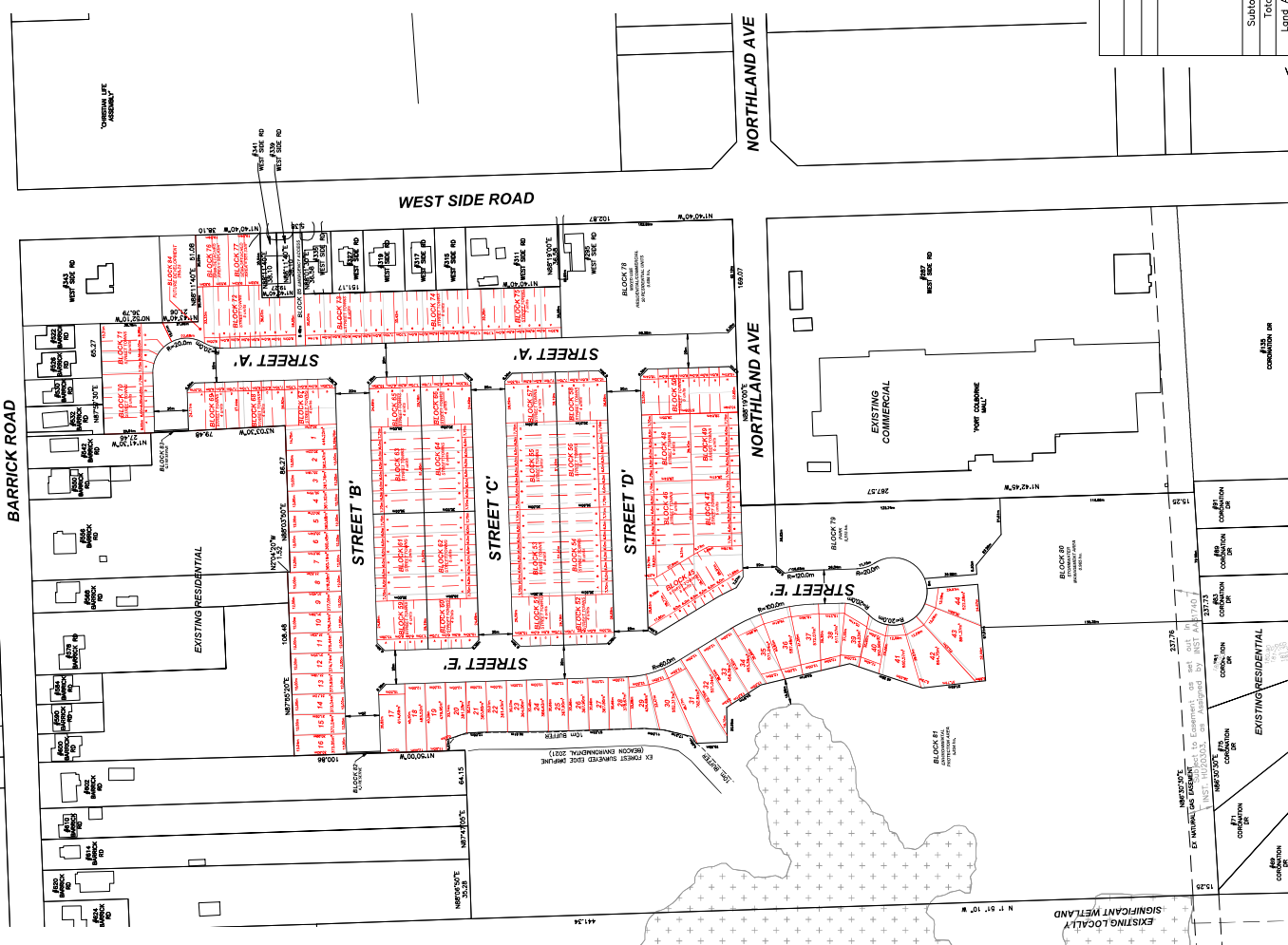


NORTHLAND ESTATES CITY OF PORT COLBORNE

| STREET TOWNHOUSE BLOCK UNIT AREA | |
|---|---|
| BLOCK 45 TOTAL AREA = 1756.55m ² | BLOCK 56 TOTAL AREA = 1542.00m ² |
| UNIT A 369.16m ² | UNIT A 231.00m ² |
| B 172.62m ² | B 180.00m ² |
| C 172.62m ² | C 180.00m ² |
| D 172.62m ² | D 180.00m ² |
| E 172.62m ² | E 180.00m ² |
| F 172.62m ² | F 180.00m ² |
| G 172.62m ² | G 180.00m ² |
| H 172.62m ² | H 180.00m ² |
| BLOCK 46 TOTAL AREA = 1471.62m ² | BLOCK 57 TOTAL AREA = 865.86m ² |
| UNIT A 392.22m ² | UNIT A 280.50m ² |
| B 171.31m ² | B 175.12m ² |
| C 171.31m ² | C 175.12m ² |
| D 171.31m ² | D 175.12m ² |
| E 171.31m ² | E 175.12m ² |
| F 171.31m ² | F 175.12m ² |
| G 171.31m ² | G 175.12m ² |
| H 171.31m ² | H 175.12m ² |
| BLOCK 47 TOTAL AREA = 1141.37m ² | BLOCK 58 TOTAL AREA = 865.86m ² |
| UNIT A 237.50m ² | UNIT A 225.12m ² |
| B 170.86m ² | B 175.12m ² |
| C 170.86m ² | C 175.12m ² |
| D 170.86m ² | D 175.12m ² |
| E 170.86m ² | E 175.12m ² |
| F 170.86m ² | F 175.12m ² |
| G 170.86m ² | G 175.12m ² |
| H 170.86m ² | H 175.12m ² |
| BLOCK 48 TOTAL AREA = 1124.94m ² | BLOCK 59 TOTAL AREA = 865.86m ² |
| UNIT A 219.85m ² | UNIT A 225.12m ² |
| B 171.31m ² | B 175.12m ² |
| C 171.31m ² | C 175.12m ² |
| D 171.31m ² | D 175.12m ² |
| E 171.31m ² | E 175.12m ² |
| F 171.31m ² | F 175.12m ² |
| G 171.31m ² | G 175.12m ² |
| H 171.31m ² | H 175.12m ² |
| BLOCK 49 TOTAL AREA = 1122.00 | BLOCK 60 TOTAL AREA = 865.86m ² |
| UNIT A 218.27m ² | UNIT A 225.12m ² |
| B 170.86m ² | B 175.12m ² |
| C 170.86m ² | C 175.12m ² |
| D 170.86m ² | D 175.12m ² |
| E 170.86m ² | E 175.12m ² |
| F 170.86m ² | F 175.12m ² |
| G 170.86m ² | G 175.12m ² |
| H 170.86m ² | H 175.12m ² |
| BLOCK 50 TOTAL AREA = 1521.78m ² | BLOCK 61 TOTAL AREA = 1542.00m ² |
| UNIT A 274.99m ² | UNIT A 231.00m ² |
| B 152.00m ² | B 180.00m ² |
| C 152.00m ² | C 180.00m ² |
| D 152.00m ² | D 180.00m ² |
| E 152.00m ² | E 180.00m ² |
| F 152.00m ² | F 180.00m ² |
| G 152.00m ² | G 180.00m ² |
| H 275.77m ² | H 231.00m ² |
| BLOCK 51 TOTAL AREA = 865.86m ² | BLOCK 62 TOTAL AREA = 1542.00m ² |
| UNIT A 190.00m ² | UNIT A 231.00m ² |
| B 175.12m ² | B 180.00m ² |
| C 175.12m ² | C 180.00m ² |
| D 175.12m ² | D 180.00m ² |
| E 175.12m ² | E 180.00m ² |
| F 175.12m ² | F 180.00m ² |
| G 175.12m ² | G 180.00m ² |
| H 175.12m ² | H 180.00m ² |
| BLOCK 52 TOTAL AREA = 865.86m ² | BLOCK 63 TOTAL AREA = 1542.00m ² |
| UNIT A 225.12m ² | UNIT A 231.00m ² |
| B 180.00m ² | B 180.00m ² |
| C 180.00m ² | C 180.00m ² |
| D 180.00m ² | D 180.00m ² |
| E 180.00m ² | E 180.00m ² |
| F 180.00m ² | F 180.00m ² |
| G 180.00m ² | G 180.00m ² |
| H 225.22m ² | H 231.00m ² |
| BLOCK 53 TOTAL AREA = 1542.00m ² | BLOCK 64 TOTAL AREA = 1542.00m ² |
| UNIT A 231.00m ² | UNIT A 231.00m ² |
| B 180.00m ² | B 180.00m ² |
| C 180.00m ² | C 180.00m ² |
| D 180.00m ² | D 180.00m ² |
| E 180.00m ² | E 180.00m ² |
| F 180.00m ² | F 180.00m ² |
| G 180.00m ² | G 180.00m ² |
| H 231.00m ² | H 231.00m ² |
| BLOCK 54 TOTAL AREA = 1542.00m ² | BLOCK 65 TOTAL AREA = 865.86m ² |
| UNIT A 231.00m ² | UNIT A 280.50m ² |
| B 180.00m ² | B 175.12m ² |
| C 180.00m ² | C 175.12m ² |
| D 180.00m ² | D 175.12m ² |
| E 180.00m ² | E 175.12m ² |
| F 180.00m ² | F 175.12m ² |
| G 180.00m ² | G 175.12m ² |
| H 231.00m ² | H 175.12m ² |
| BLOCK 55 TOTAL AREA = 1542.00m ² | BLOCK 66 TOTAL AREA = 865.86m ² |
| UNIT A 231.00m ² | UNIT A 225.12m ² |
| B 180.00m ² | B 175.12m ² |
| C 180.00m ² | C 175.12m ² |
| D 180.00m ² | D 175.12m ² |
| E 180.00m ² | E 175.12m ² |
| F 180.00m ² | F 175.12m ² |
| G 180.00m ² | G 175.12m ² |
| H 231.00m ² | H 175.12m ² |
| BLOCK 56 TOTAL AREA = 825.13m ² | BLOCK 67 TOTAL AREA = 769.07m ² |
| UNIT A 280.24m ² | UNIT A 183.78m ² |
| B 166.89m ² | B 160.93m ² |
| C 166.89m ² | C 160.93m ² |
| D 166.89m ² | D 160.93m ² |
| E 166.89m ² | E 160.93m ² |
| F 166.89m ² | F 160.93m ² |
| G 166.89m ² | G 160.93m ² |
| H 166.89m ² | H 160.93m ² |



| UNIT | AREA (m ²) |
|---|------------------------|
| BLOCK 70 TOTAL AREA = 1054.60m ² | |
| UNIT A | 285.54m ² |
| B | 178.27m ² |
| C | 178.45m ² |
| D | 178.61m ² |
| E | 230.73m ² |
| BLOCK 71 TOTAL AREA = 1060.00m ² | |
| UNIT A | 228.45m ² |
| B | 195.54m ² |
| C | 222.85m ² |
| D | 413.00m ² |
| BLOCK 72 TOTAL AREA = 1843.93m ² | |
| UNIT A | 260.91m ² |
| B | 174.01m ² |
| C | 213.61m ² |
| D | 218.41m ² |
| E | 218.41m ² |
| F | 218.41m ² |
| G | 218.41m ² |
| H | 317.81m ² |
| BLOCK 73 TOTAL AREA = 1609.77m ² | |
| UNIT A | 224.31m ² |
| B | 182.64m ² |
| C | 182.64m ² |
| D | 182.64m ² |
| E | 182.79m ² |
| F | 182.84m ² |
| G | 182.89m ² |
| H | 278.87m ² |
| BLOCK 74 TOTAL AREA = 1561.90m ² | |
| UNIT A | 233.74m ² |
| B | 182.19m ² |
| C | 182.22m ² |
| D | 182.22m ² |
| E | 182.22m ² |
| F | 182.22m ² |
| G | 182.40m ² |
| H | 234.22m ² |
| BLOCK 75 TOTAL AREA = 1421.38m ² | |
| UNIT A | 279.15m ² |
| B | 181.81m ² |
| C | 181.88m ² |
| D | 181.90m ² |
| E | 181.95m ² |
| F | 181.01m ² |
| G | 233.66m ² |

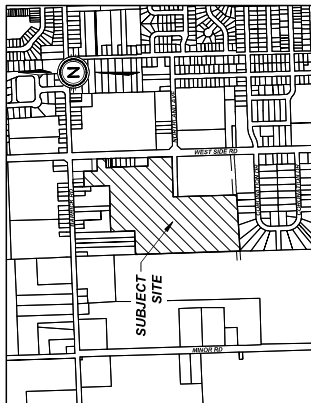
LAND USE SCHEDULE

| LAND USE | LOT/BLOCK | UNIT NO. | AREA(m ²) | AREA(%) |
|-------------------------------|-----------|------------|-----------------------|---------------|
| SINGLE FAMILY RESIDENTIAL | 1-44 | 44 | 1,993 | 11.06 |
| STREET TOWN RESIDENTIAL | 45-75 | 189 | 3,928 | 22.96 |
| SEMI-DETACHED RESIDENTIAL | 76-77 | 4 | 0.116 | 0.73 |
| WATERWAY/ROW | 78 | 1 | 0.116 | 0.73 |
| PARK | 79 | 30 | 0.515 | 3.02 |
| STORMWATER MGMT FACILITY | 80 | 1 | 1.373 | 8.24 |
| ENVIRONMENTAL PROTECTION AREA | 81 | 1 | 5.424 | 32.54 |
| 0.3m RESERVE | 82-83 | 2 | 0.024 | 0.02 |
| FUTURE DEVELOPMENT | 84 | 1 | 0.030 | 0.18 |
| BIODIVERSITY ACCESS | 85 | 1 | 0.030 | 0.18 |
| BIODIVERSITY ROWWAY | | | 2.665 | 15.99 |
| TOTAL | | 287 | 16,670 | 100.00 |

DEVELOPABLE AREA (EXCLUDING EPA) = 10,836m²
DEVELOPABLE DENSITY = 26.48 units/ha

GREENFIELD DENSITY CALCULATION

| People | | Jobs | |
|---------------------------|--|-------------------------------|---|
| Units | Ratio | Units | Ratio |
| 287 Dwellings | 2.28 people per dwelling | 287 Dwellings | 1.45 jobs per dwelling |
| | | | 1.45 jobs per dwelling |
| | | | 16,576.42m ² of commercial space |
| | | | 47.50 jobs per hectare |
| Subtotal | 654.36 people | 701.86 people and jobs | |
| Total | 10.84 hectares (exclusive of the Environmental Protection Area) | | |
| Greenfield Density | 64.75 people and jobs per hectare | | |



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 24, CONVESSION 2
GEOGRAPHIC TOWNSHIP OF HURON
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT TO THE CITY OF PORT COLBORNE FOR APPROVAL.

2600261-ONTARIO INC. DATE: JUNE 24, 2022
2751131-ONTARIO INC. DATE: JULY 22, 2022
ARTHUR SEKO DATE: JULY 22, 2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

ROY S. GRUBBS, P. Eng., Ontario Land Surveyor
(a Division of J.D. Burns & Limited)

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) VARIOUS FEATURES
- f) SEE PLAN
- g) FULL SERVICE
- h) MUNICIPAL WATER
- i) SEE PLAN

| NO. | PROPOSED/REVISED/ISSUED FOR APPROVAL | REVISION/REVISION COMMENTS | DATE | INITIALS |
|-----|--------------------------------------|----------------------------|------------|----------|
| 2 | PROPOSED | REVISION | 2024-07-09 | A.S. |
| 1 | REVISED | AS PER REGION'S COMMENTS | 2022-11-25 | M.K. |
| 0 | ISSUED | FOR APPROVAL | 2022-10-03 | M.K. |



DRAFTING MKAS
DATE: JULY 9, 2024
PRINTED: JULY 9, 2024
SCALE: 1:15000
DWG. NO.: 21132-DP
REV: 1

DRAFT PLAN OF SUBDIVISION (REDLINE)

**Conditions of Draft Plan Approval
Northland Estates Redline (File No. DPS
D12-03-24)**

The conditions of final approval and registration of the Northland Estates Plan of Subdivision by 2600261 Ontario Inc. (file: D12-03-24) in the City of Port Colborne are as follows:

DRAFT PLAN

1. This approval applies to the lands known as Northland Estates - Draft Plan of Subdivision, legally described as Part of Lot 31, Concession 2, Geographic Township of Humberstone, City of Port Colborne, Regional Municipality of Niagara prepared by Upper Canada Consultants dated 2022-11-25 and attached hereto depicting:
 - Lots 1 – 44 for single detached dwellings;
 - Blocks 45-75 for street townhouse dwellings;
 - Blocks 76-77 for semi-detached dwellings;
 - Block 78 for mixed residential/commercial;
 - Block 81 for environmental protection area
 - Block 79 for public parkland
 - Blocks 80 for stormwater management facilities
 - Blocks 82-83 for reserves
 - Block 84 for future development
 - Block 85 for a emergency access; and
 - 2.68 hectares for public streets.
2. The headings inserted in these draft plan conditions are inserted for convenience only and shall not be used as a means of interpreting these draft plan conditions.
3. Unless stated otherwise, each condition shall apply to all phases, as applicable.

AGREEMENTS AND FINANCIAL REQUIREMENTS

4. The Developer shall provide three (3) paper copies and an electronic copy of the preregistration plan, prepared by an Ontario Land Surveyor, and a letter to the Planning Division stating how all the conditions imposed have been, or are to be fulfilled.
5. The Developer shall agree to pay to the City of Port Colborne all required processing and administration fees.
6. The Developer shall submit a Solicitor's Certificate of Ownership for the Plan of Subdivision of land to the Planning Division prior to the preparation of the Subdivision Agreement.

9. That the Subdivision Agreement between the Developer and the City of Port Colborne be registered by the Municipality against the lands to which it applies in accordance with the *Planning Act R.S.O. 1990, c. P.13*.
10. That the Developer shall pay the applicable City of Port Colborne, Niagara Region, and Niagara District Catholic School Board development charges in place at the time of the Building Permit issuance.
11. That the Developer agrees in writing to satisfy all of the requirements, financial and otherwise, of the City of Port Colborne concerning the provision of roads, daylight triangles, lot reserves, road widenings, sidewalks, fire hydrants, streetlights, the extension and installation of services, stormwater management and drainage including the upgrading of services and the restoration of existing roads damaged during the development of the Plan of Subdivision.
12. That the subdivision, if phased, will be to the satisfaction of the Chief Planner or designate and the Director of Public Works.
13. That pursuant to Section 51.1(3) of the *Planning Act R.S.O. 1990, c. P.13* the Developer shall dedicate Block 132 to the City of Port Colborne, free and clear of any mortgages, liens and encumbrances as *Environmental Protection* zoned conservation lands.
14. The Developer shall dedicate Block 133 to the City of Port Colborne, free and clear of any mortgages, liens and encumbrances for public parkland.
15. The Developer shall dedicate Block 138 to the City of Port Colborne, free and clear of any mortgages, liens and encumbrances for an emergency access.
16. That the Developer shall dedicate Block 134 to the City of Port Colborne, free and clear of any mortgages, liens and encumbrances as a stormwater management facility (retention pond).
17. That the Developer shall dedicate Blocks 135-136 to the City of Port Colborne, free and clear of any mortgages, liens and encumbrances as 0.3 metre reserves.
18. That the Developer shall provide street tree plantings in the boulevards or a suitable alternative on both sides of all roads at the rate of one tree per dwelling lot frontage, or at 15 metre intervals elsewhere, to the satisfaction of the Chief Planner.

19. That the Developer agrees that Block 131 will require site plan control and/or additional draft plan of subdivision/condominium application(s), and that all ingress and egress will be via public or private laneways.
20. Prior to any site alteration, or final approval, the Developer shall submit all supporting materials, prepared by a qualified professional, as required by the City or any applicable authority, and shall agree to implement the recommendations of the reports, studies and plans to the satisfaction of the Director of Public Works, Chief Planner, and any other applicable authority.
21. That the Developer agrees to pay their proportionate share of the costs associated with the establishment of the Eagle Marsh Municipal Drain.
22. That the Developer will not negatively impact trees on neighbouring properties.
23. This approval is for a period of three (3) years. Approval may be extended pursuant to Section 51 (33) of the Planning Act R.S.O. 1990, c. P.13 but no extension can be granted once the approval has lapsed. If the Developer wishes to request an extension to the approval, a written explanation on why the extension is required, together with the resolution from the Region must be submitted for City Council's consideration, prior to the lapsing date.
24. If final approval is not given to this draft plan within three (3) years of the approval date, and no extensions have been granted, approval will lapse under Section 51 (32) of the Planning Act R.S.O. 1990, c. P.13.
25. It is the Developer's responsibility to fulfill the conditions of draft plan approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City, quoting file number D12-01-22 and referencing the conditions that are cleared.

LAND TRANSFERS AND EASEMENTS

26. That the Developer agrees to deed any and all easements that may be required for access utility and drainage purposes to the appropriate authorities and utilities.
27. The Developer shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

28. The Developer shall agree that in the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

ZONING

29. That prior to final approval, the Zoning By-law Amendment application (File No. ZBA D14-06-22), which reflects the layout of the draft plan of subdivision, has come into effect in accordance with the provisions of Section 34 and 35.1 (1) of the Planning Act R.S.O. 1990, c. P.13.
30. The Developer shall submit to the Planning Division three (3) paper copies and an electronic copy of the proposed draft plan and a letter prepared by an Ontario Land Surveyor to confirm zoning compliance.
31. That the Chief Planner be provided with a surveyor's certificate showing lot frontages and net lot area for the final Plan of Subdivision.

ROADS

32. That the Developer agrees that all streets within the subdivision be conveyed to the City of Port Colborne as public highways.
33. That the Developer agrees that the proposed streets be named to the satisfaction of the City of Port Colborne in accordance with the City's Road Naming Policy.
34. That the Developer provides detailed engineering design drawings for the roads, sidewalks and street lighting facilities required to service the subject lands to the Director of Public Works for review and approval.
35. The Developer shall be responsible for the construction of all primary and secondary services, including sidewalks, boulevard plantings and sodding/hydroseeding, in accordance with the City of Welland Standards, or subsequent standards.
36. That the Developer agrees to provide street lighting to the satisfaction of the Director of Public Works.
37. That the Developer agrees to provide a detailed streetscape plan in accordance with the City of Welland Standards, or subsequent standards, to the satisfaction of the Chief Planner and the Director of Public Works illustrating street trees, on-street parking and driveway entrances.

38. That the Developer agrees to install sidewalk and grade and sod boulevards in accordance with the requirements of the City of Welland Standards, or subsequent standards. All sidewalks shall be deemed to be Secondary Services and shall be completed within six (6) months of occupancy of each dwelling, except between November 15th and April 15th at which time the sidewalks must be installed as soon as possible, at the locations shown on the Plans and in accordance with the approved Subdivision Grade Control Plan or as amended by the Director of Public Works. The sidewalks are to be constructed in their entirety in block long sections.

39. That the Developer agrees to provide a pedestrian connection from Street A to West Side Road (Block 138) to the satisfaction of the Director of Public Works and Chief Planner.

MUNICIPAL SERVICES

40. That a Functional Servicing Study report indicating that the accepting servicing infrastructure (storm sewers, sanitary sewers, and water mains) can accommodate the additional flows and that adequate fire flows are provided to the development, be submitted to the City of Port Colborne for review and to the satisfaction of the Director of Public Works and Fire Chief.

41. That the Developer will provide the City of Port Colborne with the proposed site servicing plans for the subject property. The Director of Public Works shall approve the plans prior to final approval of the subdivision.

42. That the Developer submit to the City of Port Colborne for review and approval, a Geotechnical Study, prepared by a qualified engineer, that verifies the soil bearing capacity, recommends appropriate sewer pipe design, pipe bedding, backfill and roadway designs, to the satisfaction of the Director of Public Works.

43. That the design drawings for the sanitary sewer and stormwater drainage systems to service this development be submitted to the Director of Public Works.

44. Prior to installing the watermain to service the proposed development, the Developer must submit Ministry of Environment, Conservation and Parks 'Form 1' Record of Watermain.

45. At the end of the project, the design engineer shall certify that all grading, storm sewers, and stormwater management controls have been constructed in general conformity to the approved drawings. Copies of the certification

shall be circulated to the City of Port Colborne and the Regional Municipality of Niagara.

46. That all sub-grade building foundation's drainage be directed to a sump pump(s) in each house discharging via storm laterals to the municipal storm sewer system. Foundation drains are prohibited from connecting to the sanitary sewer system.
47. Roof water drainage from any structure or building shall discharge onto splash pads (concrete or other suitable material) to grass surfaces via downspouts. These splash pads shall extend a distance at least 1.2 metres away from the structure and must direct the flow away from the building, not onto walks or driveways, and not towards adjacent property.

STORMWATER MANAGEMENT, GRADING, SEDIMENT AND EROSION CONTROL

48. That the subdivision agreement contains provisions whereby the Developer agrees to implement the approved Stormwater Management Plan required in accordance with Condition 50.
49. That the Developer prepare a detailed subdivision grade control plan showing both existing and proposed grades and the means whereby major storm flows will be accommodated across the site to be submitted to the City of Port Colborne, Regional Municipality of Niagara Development Services Division, and the Niagara Peninsula Conservation Authority for review and approval.
50. That prior to approval of the final plan or any on-site grading, the Developer submit to the City of Port Colborne for review and approval, two copies of a detailed Stormwater Management Plan for the subdivision and the following plans designed and sealed by a suitably qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks documents entitled "Stormwater Management Planning and Design Manual (March 2003)" and "Stormwater Quality Guidelines for New Development (May 1991)", and in accordance with the City of Port Colborne's Lot Grading and Drainage Policy, and the City of Port Colborne's Stormwater Management Facility Standards:
 - a) Detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site; and,
 - b) Detailed sediment and erosion control plans.
51. That detailed sedimentation and erosion control plans be prepared for review and approval by the Niagara Peninsula Conservation Authority and Niagara Region as detailed in their respective conditions.

52. That detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site, be submitted to the Region of Niagara for review and approval.
53. That prior to approval of the final plan, the Developer submit to the City of Port Colborne a detailed Stormwater Management Plan for the development completed by a qualified engineer and prepared in accordance with the "MOEE Stormwater Management Practices, Planning and Design Manual (June 1994)".

FENCING

54. That the Developer shall provide 1.5 m high black chain-link fencing where adjacent to the natural heritage features along the lot lines of Lots 51-74, to the satisfaction of the NPCA and Niagara Region. Individual gated access shall be prohibited along all residential lots and this will be entrenched within the Subdivision Agreement. This fencing should be indicated on all future Plans.
55. That the Developer shall provide 1.5 m high black chain-link fencing along the boundary of Block 134 (SWM pond), together with any required life-saving devices to the satisfaction of the City.
56. That the Developer shall provide 1.5 m high black chain-link fencing along the boundary of Block 138 (emergency access) to the satisfaction of the City.

PUBLIC PARKLAND

57. The Developer shall convey land in the amount of 5% of the land included in the draft plan to the City of Port Colborne for park purposes as permitted in Section 51.1 of the Planning Act R.S.O. 1990, c. P.13. Alternatively, the City may accept cash-in-lieu of the conveyance and under the provisions of Section 51.1 (3) of the Planning Act R.S.O. 1990, c. P.13.
58. The Developer shall provide fence and / or landscaping details for the rear lot line of Block 133 to the satisfaction of the Chief Planner.

UTILITIES

59. The Developer shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities.
60. The Developer shall enter into any agreement as required by utility companies for installation of services, including street lighting, all in accordance with the standards of the City of Port Colborne. All utilities

servicing the subdivision shall be underground. Upon installation and acceptance by the City, streetlights and streetlight electrical supply system will be added to the City's inventory.

CANADA POST

61. The Developer shall include on all offers of purchase and sale, a statement that advises the prospective purchaser that:
 - i) the home/business mail delivery will be from a designated Central Mail Box;
 - ii) the developer/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

62. The Developer agrees to work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the development;
 - i) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes;
 - ii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision;
 - iii) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

NIAGARA PENINSULA CONSERVATION AUTHORITY (NPCA)

63. That the Developer submit detailed Grading / Construction Sediment & Erosion Control Plans, Monitoring and Maintenance Schedule for review and approval.

64. That a Phasing Plan be submitted detailing the sequence of development activities.

65. That the limit-of-work fencing be shown on the Grading Plan along all portions of the 15 metre wetland buffer stipulating that no grading will occur beyond this point, to the satisfaction of the NPCA. Limit-of-work fencing must be maintained during the development process and all silt-fencing shall only be removed once work is completed and all exposed soils are re-vegetated or otherwise stabilized.

66. That the Developer agrees to obtain a Work Permit(s) from the NPCA for the proposed wetland buffer enhancement work. In support of the application, the following will be required:
- i. Buffer Planting Plan providing details about species, planting densities and locations.
 - ii. Monitoring Schedule to ensure that the buffer establishes as designed.
 - iii. Any other information as may be determined at the time a Work Permit application is submitted to the NPCA.
67. That Conditions 63-66 shall be incorporated into the Subdivision Agreement to the satisfaction of the NPCA. The City of Port Colborne shall circulate the draft Subdivision Agreement to the NPCA for its review and approval.

NIAGARA REGION PLANNING & DEVELOPMENT SERVICES

68. That the subdivision agreement includes a clause requiring the owner to implement the recommendations and warning clauses of the Environmental Noise Feasibility Study prepared by Valcoustics Canada Inc., dated July 20, 2022.
69. That the owner receive acceptance from the Ministry Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled Stage 2 Archaeological Assessment prepared by Detritus Consulting Ltd. dated June 14, 2022. If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
70. That the Developer agrees that the Subdivision Agreement contain the following clause:

“Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”

71. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found in Section 7.2 of the Environmental Impact Study (EIS) prepared by Beacon Environmental Limited (dated July 2022), including but not limited to:
- a) That vegetation removals be undertaken between October 1st and March 14th, outside of both the breeding bird nesting period and active bat season. A survey for active bird nests should be conducted prior to any vegetation removal or site alteration planned to occur during this window.
 - b) That any security lighting to be installed on buildings should be downward facing and directed away from natural areas to minimize ambient light exposure to the adjacent natural areas.
 - c) That the storage and equipment and materials and the fueling of equipment should not be permitted within 30 m of a watercourse of PSW boundary. Ontario Provincial Standard Specification 180 is to be followed for the management of excess materials.
 - d) That paige wire fencing with filter fabric be installed adjacent to the environmental block for the duration of construction. The fencing should be removed only when development work is completed.
72. That permanent 1.5 m high chain link fencing be provided adjacent to the natural heritage features, to the satisfaction of the Niagara Region. The fencing shall include a permanent wildlife exclusion barrier that extends below grade to contain wildlife movement to the natural heritage features and restrict access to the adjacent rear yards. A no-gate bylaw is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
73. That an Erosion and Sediment Control (ESC) Plan be prepared for review and approval by the Niagara Region. All ESC measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized. Muddy water shall not be allowed to leave the site.
74. That a Grading Plan be provided to the satisfaction of Niagara Region, that demonstrates that no grading within the natural heritage features and/or their buffers will occur. The Grading Plan shall be informed by the recommendations provided in Section 7.2.2 of the EIS prepared by Beacon Environmental Limited (dated July 2022). The Grading Plan shall designate specific locations for stockpiling of soils and other materials which will at a minimum be outside of the natural heritage features and their buffers.
75. That a Tree Saving Plan (TSP) be provided to the satisfaction of the Niagara Region as required under Policy 7.B.1.19 of the Regional Official Plan. The TSP shall be prepared by a qualified professional, preferably by a Certified Arborist or

qualified member of the Ontario Professional Foresters Association, in accordance with Region's Woodland Conservation By-law.

76. That an Edge Management Plan be prepared along the boundary of the environmental block, to the satisfaction of the Niagara Region. The plan should incorporate the recommendations found throughout the EIS prepared by Beacon Environmental Limited (dated July 2022). The Plan should incorporate dense plantings of native trees and shrubs that complement the adjacent vegetation communities. The removal of invasive species should also be incorporated, as appropriate. The Landscape/Restoration Plan should be completed by a full member of the Ontario Association of Landscape Architects (OALA).
77. That a Comprehensive Trails Plan be prepared to the satisfaction of the Niagara Region (should a trail system be proposed within or adjacent to the environmental block).
78. That a Restoration and Enhancement Plan be prepared to the satisfaction of the Niagara Region to address woodland removals. A combination of on-site and offsite restoration may be required.
79. That an Ecological Monitoring Plan be prepared to the satisfaction of Niagara Region. At a minimum the plan should assess the effectiveness of the wildlife exclusion barrier fencing and monitor the success of the restorative plantings and invasive species removals. The Report should be submitted to Regional Development Approvals, with attention to Environmental Planning, devtplanningapplications@niagararegion.ca by September 1st of years 1 through 5. The Report should also include photographs and advise actions necessary to address any deficiencies.

Note. The monitoring should take place upon the initiation of any development and/or site alteration and continue up to and including 5 years from full build out.

80. That the developer provide securities to the City of Port Colborne in the form of a Letter of Credit in the amount of the estimated cost as approved by the Region for the restorative plantings required in accordance with the above conditions and that the subdivision agreement include provisions whereby the developer agrees that the City may draw on the Letter of Credit, if required, to ensure installation of the plantings.
81. That a Photometric Plan be provided to the satisfaction of the Niagara Region that illustrates all proposed street lighting be downward facing and shielded to prevent light spillage into the surrounding natural area. The Plan should be Dark Sky Association (IDA) compliant.
82. That the subdivision agreement contain wording wherein the Owner agrees to implement the approved Erosion and Sediment Control Plan, Grading Plan, Tree

Saving Plan, Edge Management Plan, Comprehensive Trails Plan, Restoration and Enhancement Plan, Ecological Monitoring Plan and Photometric Plan.

83. That the subdivision contain wording wherein the Owner agrees that the City may draw on the Letter of Credit, if required, to ensure to installation of all required restoration works.
84. That the owner provides a written acknowledgement to Niagara Region Planning and Development Services Department stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
85. That the owner provides a written undertaking to Niagara Region Planning and Development Services Department stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
86. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for any new municipal sanitary and storm sewers, and stormwater management facilities required to service this development. The capacity in the Regional system is to be confirmed and copies of the approved CLI ECA forms and final drawings must be forwarded to Niagara Region.
87. That prior to approval of the final plan, the owner shall submit a detailed sanitary sewer designed information (flows, timing, revised flow) for the subdivision and prior to final approval the anticipated design flows will be submitted along with flow monitoring information to evaluate if capacity is available at the Steele Street Sewage Pumping station and Omer Sewage Pumping Station. The report is to be sealed by a qualified professional engineer.
88. That the Owner submit a written undertaking to Niagara Region Planning and Development Services Department that acknowledges the sewershed of the Steele Street Sewage Pumping Station and Omer Sewage Pumping Station has a servicing capacity that may not be able to accommodate the full development.
89. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks (MECP) documents entitled Stormwater Management Planning and Design Manual March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to Niagara Region Planning and Development

Services for review and approval: Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;

a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site

b) Detailed design document for the stormwater management facility required to service this development and obtain the necessary Environmental Compliance Approval either through the City's CLI ECA approval;

c) Detailed erosion and sedimentation control plans.

90. That the subdivision agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan.

91. That the owner/developer ensure that all streets and development blocks can provide access in accordance with Niagara Region's Corporate Policy and Bylaws relating to the curbside collection of waste and recycling and complete the Application for Commencement of Collection prior to waste collection services commencing.

92. In order to be eligible for Regional curbside waste collection services, the owner will be required to provide a temporary turnaround/cul-de-sac with a minimum curb radius of 12.8 metres for all dead-end streets.

CITY OF PORT COLBORNE FIRE DEPARTMENT

93. Fire break lot(s) shall be outlined on the final plan as necessary.

94. During construction streets shall be left clear in conformance with the requirements of the Ontario Building Code (i.e. minimum 6 m width and a minimum 12 m centreline turning radius). Streets are to be hard surfaced (first layer of asphalt) prior to construction above ground to ensure that they will accept the weight of fire fighting vehicles and provide emergency access at all times and under all weather conditions.

95. Access for fire department vehicles shall be maintained to new buildings, construction trailers and material storage areas at all times during construction.

96. Fire hydrants are to be in place, operational and secured prior to construction above ground. The water supply for fire fighting purposes must be kept accessible and operational at all times.

Ministry permits are required prior to any on site grading being undertaken.

Sign permits are required for signing within 400m of the Highway 58.

Permit inquiries can be directed to Mr. Peter Deluca, Corridor Management Officer, at (647) 248-8548 or peter.deluca@ontario.ca

Information regarding the ministry's application process, forms and the policy (see specifically Highway Access Management Guidelines and Storm Water Management resources) can be found at the link:
<http://www.mto.gov.on.ca/english/engineering/management/corridor/building.shtml>

Niagara Region Conditions

Clearance of Conditions

Prior to granting final approval, the City of Port Colborne must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed Subdivision Agreement for the proposed development should be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Note: Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual conditions prior to receiving the formal request for clearance. In this regard, studies and reports (one hard copy and a PDF digital copy) can be sent directly to the Region with a copy provided to the local municipality.