

APPENDIX C – CITY AND AGENCY COMMENTS

Brynne O'Neill

From: Network Info <network.info@horizonutilities.com>
Sent: July 19, 2021 3:14 PM
To: Brynne O'Neill
Subject: RE: Circulation - Block 155 (Peach Street - Rolling Meadows Phase 12) - Draft Plan of Vacant Land Condominium (D07-01-2021) & Site Plan Control (D11-05-2021)

Good afternoon Brynne,

This address/area is not within the Alectra Utilities service area.

Regards,



Samantha Burke
Engineering Clerk, ICI & Layouts
55 John Street North, Hamilton, ON, L8R 3M8
t 905.798.2971
alectrautilities.com



Alectra is focused on delivering safe and reliable electricity to you during the Covid-19 pandemic. Our operations have been scaled back to ensure the safety of our employees and the public and to respond to emergencies as required. Our convenient online customer service portal is available to assist you with most of your Alectra account needs. Call waiting times may be longer than usual. Thank you for your patience.

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Brynne O'Neill

From: circulations@wsp.com
Sent: August 11, 2021 10:22 AM
To: Brynne O'Neill
Subject: Draft Plan of Condominium and Site Plan Application - Peach Street - Rolling Meadows Phase 12 - File No: D07-01-2021, D11-05-2021

2021-08-11

Brynne O'Neill

Thorold

,,

Attention: Brynne O'Neill

Re: Draft Plan of Condominium and Site Plan Application - Peach Street - Rolling Meadows Phase 12 - File No: D07-01-2021, D11-05-2021; Your File No. D07-01-2021, D11-05-2021

Our File No. 91021

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

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To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

Brynne O'Neill

From: Jason Simpson
Sent: July 15, 2021 7:40 PM
To: Brynne O'Neill
Cc: Vince Giovannini
Subject: Re: Circulation - Block 155 (Peach Street - Rolling Meadows Phase 12) - Draft Plan of Vacant Land Condominium (D07-01-2021) & Site Plan Control (D11-05-2021)

No concerns from the Building Division.

Jason Simpson (he, him, his)
Chief Building and By-law Official
Planning and Development Services Department
City of Thorold
P.O. Box 1044, 3540 Schmon Parkway
Thorold, ON L2V 4A7
Tel: [\(905\) 227-6613](tel:(905)227-6613) ext. 244
Fax: [\(905\) 227-5590](tel:(905)227-5590)
www.thorold.ca

Confidentiality Note: This communication is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any other use, dissemination, distribution, disclosure or copy of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately and destroy and/or delete the original communication. Thank you.

Please consider our environment before printing this email.

APPENDIX C – CITY AND AGENCY COMMENTS



CANADA POST
955 HIGHBURY AVE N
LONDON ON N6G 1A3
CANADAPOST.CA

POSTES CANADA
955 HIGHBURY AVE N
LONDON ON N6G 1A3
POSTESCANADA.CA

July 28, 2021

Brynne O'Neill, MCIP, RPP
Senior Planner
City of Thorold

Re: Draft Plan of Vacant Land Condominium (D07-01-2021)

Dear Brynne,

This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

The owner shall complete to the satisfaction of the Director of Engineering of the City of Thorold and Canada Post:

- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- b) The owner further agrees to:
 - i) 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 subdivision.
 - ii) 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

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- iii) 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.
- iv) 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.
- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me.

I appreciate the opportunity to comment on this project.

Regards,

A. Carrigan

Andrew Carrigan
Delivery Services Officer
Andrew.Carrigan@canadapost.ca

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Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

August 17, 2021

Brynne O'Neill, MCIP, RPP
Senior Planner
City of Thorold
Planning & Development Services
3540 Schmon Parkway, PO Box 1044
Thorold, ON L2V 4A7

Dear Brynne,

Re: Draft Plan of Condominium, Site Plan Control Application
ECRM Lundy's Homes Ltd.
Peach Street, Block 155 Phase 12 Rolling Meadows
City of Thorold
File No.: D07-01-2021, D11-05-2021

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing CustomerConnectionsContactCentre@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

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.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

—
ENBRIDGE
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect. Inclusion.

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Brynne O'Neill

From: Abu Rashed
Sent: August 27, 2021 3:18 PM
To: Brynne O'Neill
Subject: RE: Circulation - Block 155 (Peach Street - Rolling Meadows Phase 12) - Draft Plan of Vacant Land Condominium (D07-01-2021) & Site Plan Control (D11-05-2021)

Hi Brynne,

Engineering does not have any comments for this submission. We will need site servicing drawings and FSR for the next submission.

Regards,
Abu

Abu Rashed, M.Eng., P.Eng., PMP
Project Manager
Public Works and Community Services
City of Thorold
P.O. Box 1044, 3540 Schmon Parkway
Thorold, ON L2V 4A7
Tel: (905) 227-6613 ext. 292
Fax: (905) 227-5590
Email: abu.rashed@thorold.ca
www.thorold.ca



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Brynne O'Neill

From: Vince Giovannini
Sent: August 26, 2021 2:44 PM
To: Brynne O'Neill
Subject: RE: Circulation - Block 155 (Peach Street - Rolling Meadows Phase 12) - Draft Plan of Vacant Land Condominium (D07-01-2021) & Site Plan Control (D11-05-2021)

Good afternoon Brynne, the only concern would be the required number of fire hydrants within the development. They may need an additional fire hydrant. Further to that private fire hydrants do require to be checked, tested and inspected on a yearly basis therefore something should be included into the agreement.

Giovannini, Vince
Fire Prevention Officer

City of Thorold
Fire & Emergency Services
Phone: 905-227-6412 ext. 303
Fax: 905-680-6698
EMail: fpo@thorold.com

APPENDIX C – CITY AND AGENCY COMMENTS

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com

Courier:
185 Clegg Road
Markham, Ontario L6G 1B7



VIA E-MAIL ONLY TO Brynne.O'Neill@thorold.ca

September 9, 2021

Attention: Brynne O'Neill, MCIP, RPP
Senior Planner, Planning Services City of Thorold

Dear Brynne O'Neill:

Re: Draft Plan of Condominium, ECRM Lundy's Homes Ltd.
BLOCK 155 PHASE 12 ROLLING MEADOWS (PEACH STREET)
City of Thorold
File: D07-01-2021/ D11-05-2021

Hydro One Networks Inc. ("HONI") has reviewed the following plans:

- Calderwood Condo Draft Plan, June 8, 2021, Upper Canada Consultants, No. 2174-DP
- Calderwood FSR, June 2021, Upper Canada Consultants, No. 2174-STMDA

Based on a review of the above noted plans, please consider this letter as HONI's clearance as it applies to this draft plan of condominium.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at dennis.derango@hydroone.com or at 905-946-6237.

Yours truly,

A handwritten signature in black ink that reads "Dennis De Rango".

Dennis De Rango
Specialized Services Team Lead, Real Estate
Hydro One Networks Inc.

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Brynne O'Neill

From: Lagakos, Ted (MTO) <Ted.Lagakos@ontario.ca>
Sent: September 2, 2021 7:46 AM
To: Michael Auduong; Brynne O'Neill
Cc: Deluca, Peter (MTO); Nunes, Paul (MTO); Thanassi Lefas; William Heikoop; Dutchak, Lance (MTO)
Subject: RE: Circulation - Block 155 (Peach Street - Rolling Meadows Phase 12) - Draft Plan of Vacant Land Condominium (D07-01-2021) & Site Plan Control (D11-05-2021), MTO DRAFT PLAN COMMENTS

Morning Michael,

Spoke further with our Traffic group and can confirm that you will not need to supply a new TIS to address the traffic draft plan condition.

As a result, we do not have any further comments with this condition at this time.

Ted Lagakos
Senior Project Manager (Niagara/Hamilton)
Highway Corridor Management Section - Central Operations

Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor
Toronto, ON M3M 0B7

Phone: 416-268-3932
E-Mail: ted.lagakos@ontario.ca
Web: www.mto.gov.on.ca/english/engineering/management/corridor

APPENDIX C – CITY AND AGENCY COMMENTS

Brynne O'Neill

From: Nicholas Godfrey <ngodfrey@npca.ca>
Sent: September 3, 2021 9:33 AM
To: Brynne O'Neill
Subject: RE: Circulation - Block 155 (Peach Street - Rolling Meadows Phase 12) - Draft Plan of Vacant Land Condominium (D07-01-2021) & Site Plan Control (D11-05-2021)

Good morning Brynne,

Our office has no objections to this Draft Plan of Vacant Land Condominium.

Best,

Nicholas Godfrey, M.A.
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 278
ngodfrey@npca.ca
www.npca.ca

Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is currently closed with limited staff, please refer to the [Staff Directory](#) and reach out to the staff member you wish to speak or meet with directly. Our Conservation Areas are currently open, but may have modified amenities and/or regulations.

Updates regarding NPCA operations and activities can be found at [Get Involved NPCA Portal](#), or on social media at [NPCA's Facebook Page](#) & [NPCA's Twitter page](#).



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
(905) 980-6000 Toll-free: 1-800-263-7215

Via Email Only

August 24, 2021

File: D.11.09.CD-21-0020
D.19.09.SP-21-0052

Ms. Brynne O'Neill
Senior Planner
City of Thorold
3540 Schmon Parkway
Thorold, ON, L2V 4A7

Dear Ms. O'Neill:

**Re: Regional and Provincial Review Comments
Draft Plan of Vacant Land Condominium and Site Plan Control
City Files: D07-01-2021 and D11-05-2021
Owner: ECRM Lundy's Homes Ltd. ("Empire Communities")
Agent: Armstrong Planning (C/O Michael Auduong)
Rolling Meadows Phase 12 (Block 155 – Peach Street)
City of Thorold**

Regional Planning and Development Services staff has reviewed the concurrent Draft Plan of Vacant Land Condominium and Site Plan Control applications as it relates to Rolling Meadows Phase 12 (Block 155 – Peach Street) located in the City of Thorold. A pre-consultation meeting for these applications was held virtually on April 1, 2021 with the Region, City, applicant, and agent in attendance.

The applicant seeks approval to permit the development of 23 townhouse dwelling units (5 blocks of 2-storey townhouses), with 13 visitor parking spaces, and a private road that accesses to Peach Street on approximately 1.77 acres (0.717 hectares) of land.

Regional staff has received and reviewed the following materials that were submitted in support of the applications:

- A "Cover Letter" from Armstrong Planning (dated July 5, 2021);
- An "Urban Design Compliance Letter" prepared by Armstrong Planning and Project Management (dated June 28, 2021);
- A "Draft Plan of Condominium" prepared by Upper Canada Consultants (dated June 8, 2021);
- A "Site Plan" prepared by Upper Canada Consultants (dated May 31, 2021);

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- A *“Waste Collection Plan”* prepared by Upper Canada Consultants (dated May 31, 2021);
- Sketches and materials for Block Plans, including Elevations and Floor Plans, prepared by 1Riser Designs (dated April 29, 2021) and Empire Communities;
- A *“Functional Servicing Report (with Engineering Plans)”* prepared by Upper Canada Consultants (dated June 2021);
- A *“Landscape Plan and Details, and Cost Estimate”* prepared by Budrevics and Associates Ltd. (dated June 16 2021); and
- A *“Photometric Lighting Plan”* prepared by DPM Energy (dated June 30, 2021).

Regional staff offer the following comments from a Provincial and Regional perspective to assist the City in its consideration of these applications.

Regional and Provincial Policies

The *Provincial Policy Statement, 2020* (“PPS”) designates the subject lands as within “Settlement Area”, while the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* (“Growth Plan”) designates it as “Built-Up Area”. The PPS directs growth to settlement areas and encourages the efficient use of land, resources, infrastructure, and public service facilities that are planned or available. The Growth Plan contains policies that call for infill and intensification within the built-up area to support the achievement of complete communities, access to multimodal and active transportation networks, and connections to transit services and other public amenities.

The subject lands are designated “Designated Greenfield Area (“DGA”)” in the Regional Official Plan (“ROP”). A full range of residential and employment uses are generally permitted within the urban area designation, subject to the availability of adequate municipal services and infrastructure. The ROP promotes development in its urban areas and supports growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara. The proposed concept is calculated to have a density of approximately 70 people and jobs per hectare (“ppj/ha”), which supports to the achievement of the DGA target of 50 ppj/ha as set out in the ROP.

Regional staff recognizes that the proposed concept makes efficient use of the limited size of the subject lands and will contribute to the broader Rolling Meadows Subdivision, which is planned to provide for a mix of residential, institutional, employment, and parks and open space.

Archaeological Resources

Regional staff notes that archaeological resource requirements have been addressed by previous archaeological assessments completed through the Rolling Meadows

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(Phase 12) Subdivision applications. As such, Regional staff have no further archaeological resource requirements for the proposed development at this time and have included an archaeological resource warning clause within the attached Appendix.

Core Natural Heritage System

The Region's Core Natural Heritage System requirements have been addressed by previous studies, such as the "*Environmental Impact Study*", prepared by Colville Consulting (dated June 11, 2007). As such, Regional staff have no environmental requirements for the proposed development at this time.

Servicing

Regional staff has reviewed the "*Functional Servicing Report*" ("FSR") prepared by Upper Canada Consultants (dated June 2021) which demonstrates that the proposed development will be serviced by municipal water, sanitary sewers, and storm sewers.

Based on the current mapping there may be a requirement for the extension of municipal sewers. Regional staff notes that new municipal sewers require Environmental Compliance Approvals which can be obtained through the Niagara Regions Transfer of Review program.

Regional conditions relating to servicing requirements is included within the attached Appendix.

Stormwater Management

Regional staff have reviewed the FSR prepared by Upper Canada Consultants (dated June 2021). Staff observe that based on the overall Rolling Meadows (Phase 12) stormwater management ("SWM") plan that the stormwater discharge from the proposed development (Block 155) will discharge into the SWM pond in Block 161.

Regional staff flag that the submitted FSR (dated June 2021) contains a typo indicating that the proposed development's storm discharge will outlet to "Block 160" instead of "Block 161". Staff requires that this typo is corrected prior to registration of the Draft Plan of Vacant Land Condominium. Additionally, Regional staff will require confirmation that the SWM facility in Block 161 is built in compliance with the Environmental Compliance Approval (ECA # 4160-BEEP7W) for the Rolling Meadows Subdivision.

Regional conditions relating to SWM requirements is included within the attached Appendix.

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Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Corporate Waste Collection Policy. The proposed development is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following curbside limits are not exceeded:

- Recycling blue / grey boxes – no limit (weekly collection);
- Organic green bins – no limit (weekly collection); and
- Garbage bags / cans – maximum of 2 per unit (bi-weekly collection).
- Collection will be at the curbside only.

Regional staff notes that if the above mentioned waste collection limits cannot be met, then waste collection will be the responsibility of the owner through a private contractor and not Niagara Region.

Regional staff have reviewed the "Waste Collection Plans" prepared by Upper Canada Consultants (dated May 31, 2021). Staff observes that the provided truck turning templates show a turning radii that is less than the current requirement of the Region's Waste Collection Policy; however, the drawings demonstrate that there will be no conflicts with this smaller turning radii. As such, Regional staff are satisfied with the content of the plans and have no further concerns at this time.

Regional conditions relating to waste collection requirements is included within the attached Appendix.

Conclusion

Based on the above comments, Regional Planning and Development Services acknowledge that the proposed development of Rolling Meadows Phase 12 (Block 155 – Peach Street) will facilitate residential development that supports the achievement of the Region's DGA target and contribute to a mix of housing types (townhouses) within the broader Rolling Meadows Subdivision.

Regional staff does not object to the proposed development in principle, provided that the FSR is updated to include correct SWM block references in accordance to previously completed SWM Plans for Rolling Meadows Subdivision (Phase 12), and that the conditions outlined in the attached Appendix are satisfied prior to registration of the Draft Plan of Vacant Land Condominium.

Should you have any questions related to the above comments, please feel free to contact me at alexander.morrison@niagararegion.ca or Lindsay Earl, Senior Development Planner, at lindsay.earl@niagararegion.ca.

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August 24, 2021

Please send notice of Council's decision on these applications.

Respectfully,



Alexander Morrison, MCIP, RPP
Development Planner, Niagara Region

cc:

Lindsay Earl, Senior Development Planner, Niagara Region
Susan Dunsmore, Manager, Development Engineering, Niagara Region
Matteo Ramundo, Development Approvals Technician, Niagara Region
Maggie Ding, Stormwater Management Engineer, Niagara Region
Adam Boudens, Senior Environmental Planner / Ecologist, Niagara Region

Appendix:

Regional Conditions of Draft Plan of Vacant Land Condominium Approval

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D.19.09.SP-21-0052
August 24, 2021

Appendix

Regional Conditions of Draft Plan of Vacant Land Condominium Approval Rolling Meadows Phase 12 (Block 155 – Peach Street), City of Thorold

1. That the Condominium Agreement between the applicant and the City of Thorold include the following warning clause:

"Should deeply buried archaeological remains/resources be found during construction activities, all activities impacting archaeological resources must cease immediately, and the proponent must notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) and contact a licensed archaeologist 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."
2. That the owner provides a written acknowledgement to Niagara Region Planning and Development Services Department stating that draft approval of this condominium 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.
3. 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 condominium shall contain a clause indicating that servicing allocation for the condominium will not be assigned until the plan is registered, and a similar clause be inserted in the condominium agreement between the owner and the City.
4. That prior to final approval for registration of this plan of condominium, the owner shall submit the design drawings [with calculations] for the new sanitary and storm sewers required to service this development and obtain the necessary Ministry of the Environment Compliance Approval under the Transfer of Review Program.
5. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the condominium and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks

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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:

- 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 to the stormwater management facility;
 - b. Detailed erosion and sedimentation control plans;
 - c. Documents confirm that the stormwater management facility required to service this development is built in compliance with the Ministry of the Environment Compliance Approval.
6. That the development agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the condition above.
7. That the owner/developer ensure, that all streets and development blocks can provide an access in accordance with the Niagara Region's Corporate Policy and By-laws relating to the curbside collection of waste and recycling.
8. That the owner/developer shall comply with Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection prior to Regional curbside waste collection services commencing.
9. That in order to accommodate Regional Waste Collection service, waste collection pads are required to be provided by the developer for Units 12-16. The waste collection pads shall be in accordance with the Region's Corporate Policy for Waste Collection.
10. The owner is advised that some of the proposed development's internal roads do not meet the requirements of Niagara Region's Corporate Waste Collection Policy and therefore in order to receive Regional collection residents will be required to bring their containers to the their designated waste collection pads for collection. The following clause should be included in the Site Plan Agreement/ Condominium Agreement and inserted into all Offers and Agreements of Purchase and Sale or Lease for units 12-16:

"Owners/Purchasers/Tenants are advised that they will need to bring their waste and recycling containers to their designated waste collection pad on their designated collection day in order to receive curbside collection."

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Clearance of Conditions

Prior to granting final approval, the City of Thorold 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.

Condominium Agreement

Prior to final approval for registration, a copy of the executed Condominium 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.