



**City of Hamilton**  
**DEVELOPMENT INDUSTRY LIAISON GROUP**  
**AGENDA**

**Meeting #:** 21-007  
**Date:** September 13, 2021  
**Time:** 9:00 a.m.  
**Location:** Due to the COVID-19 and the Closure of City Hall  
All electronic meetings can be viewed at:  
City's YouTube Channel:  
<https://www.youtube.com/user/InsideCityofHamilton>

Sandra Frempong (905) 546-2424 ext. 6701

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**Pages**

**1. WELCOME**

Chair - *Michael Collins-Williams (WE HBA)*

**2. NEW BUSINESS**

**3. MINUTES FROM THE PREVIOUS MEETING(S)**

3.1. June 14, 2021 DILG Meeting Minutes - Tony Sergi

**4. PRESENTATIONS**

**5. DISCUSSION ITEMS**

5.1. Subdivision/Condoclearances – Alvin Chan

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5.2. Complete Livable Better Streets Design Manual - Phase 2 -Trevor Jenkins

5.3. Long-term Demographic Trends – WE HBA

5.4. GRIDS Update - Steve Robichaud

5.5. Update on City planning/building management structure, new hires – Jason Thorne

5.6. Future City initiatives - WE HBA

**6. ADJOURNMENT**

**25T-XXXXXX - SUBDIVISION AGREEMENT - PART 1 - GENERAL CONDITIONS**

	CONDITIONS	Consultant	DP Condition #	Status
	<b>General Conditions</b>			
	The Owner covenants and agrees as follows, namely:			
1.1	<b>Registration</b>			
a)				
b)				
c)				
d)				
e)				
1.2	<b>Mortgagees</b>			

a)				
b)				
1.3	<b>Changes to Draft Plan</b>			
a)				
b)				
c)				
1.4	<b>Plan of Subdivision</b>			
1.5	<b>Discharge/Transfers/Dedications of Land/Easements</b>			
a)				
b)				
1.6	<b>Land for Park or Cash in Lieu</b>			
a)				
1.7	<b>Expenses to be Paid by Owner</b>			

1.8	<b>Engineering Services</b>			
a)				
b)				
c)				

d)				
e)				
1.9	<b>Contract/Contractor Approval</b>			
a)				

b)				
1.10	<b>Storm &amp; Sanitary Sewers and Watermains</b>			
a)				
b)				
1.11	<b>Service Connection Restrictions</b>			

1.12	<b>Roadways</b>			
a)				
b)				
c)				
1.13	<b>Temporary Access Roads/Turning Circles</b>			
a)				
b)				
c)				



d)				
e)				
1.14	<b>Placement of Final Layer of Asphalt</b>			
a)				
b)				
1.15	<b>Staging/Phasing</b>			
a)				

b)				
1.16	<b>Orderly Servicing</b>			
1.17	<b>Relocation of Services</b>			
1.18	<b>Works Outside the Land</b>			
a)				
b)				
c)				
1.19	<b>Servicing in Public Interest</b>			

a)				
b)				
1.20	<b>Additional Work</b>			
a)				
1.21	<b>Utility Installations</b>			
a)				
b)				
c)				
1.22	<b>Canada Post</b>			

1.23	<b>As-Constructed Drawings</b>			
a)				
b)				
1.24	<b>Signs</b>			
a)				
b)				
1.25	<b>Noise Study</b>			
1.26	<b>final grading plan</b>			
a)				

b)				
1.27	<b>final grading</b>			
a)				
b)				
c)				
d)				
e)				

f)				
1.28	<b>Building Levels</b>			
a)				
b)				
1.29	<b>Occupancy of Buildings</b>			
a)				
b)				

1.3	<b>Sodding</b>			
a)				
b)				
1.31	<b>Control of Weeds</b>			
1.32	<b>Prohibition Against Debris on Lands</b>			

a)				
b)				
c)				
d)				
1.33	<b>Street Cleaning</b>			



a)				
b)				
c)				
1.34	<b>Deficiencies in Work</b>			
a)				

b)				
c)				
d)				
e)				

1.35	<b>State of Site</b>			
1.36	<b>Stop Work</b>			
1.37	<b>Maintenance of Works</b>			

a-c)				
d)				
e-f)				
1.38	<b>Inspection, Testing and Emergency Repairs</b>			

1.39	<b>Snow Removal and Use of Works by City or Authorized Persons</b>			
a)				

b)				
1.4	<b>Assumption of Works by the City</b>			

a)				
b)				
1.41	<b>Liability of Owner and Indemnification of the City</b>			

a)				
b)				



c)				
1.42	<b>Insurance</b>			
a)				

b)				
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c)				

d)				
1.43	<b>Security for Performance</b>			
a)				
b)				
c)				

d)				
e)				
1.44	<b>Default and Remedies</b>			
a)				
b)				
1.45	<b>Reserves</b>			

a)				
b)				
c)				
1.46	<b>House Numbers</b>			
1.47	<b>Groundwater</b>			
1.48	<b>Agreements of Purchase and Sale</b>			
a)				
b)	In respect of the Lot Grading, Drainage and Rear Yard Catch basins:			



c)			
d)			



e)				
f)				
g)				
1.49	<b>Interpretation of Agreement</b>			
a)				
b)				
c)				
d)				

e)				
f)				
g)				
h)				
i)				
m)				
1.5	<b>Applicable Law</b>			

a)				
b)				
c)				
1.51	<b>Pay Assurance</b>			
a)				
b)				
c)				
d)				
e)				
f)				
g)				
h)				
i)				
j)				
1.52	<b>Specific Requirements</b>			
a)				

(i)				
(ii)				
(iii)				
(iv)				
b)				
c)				

i)				
ii)				

d)				

e)				
f)				
g)				
h)				
i)				

j)				
k)				
1.53	<b>List of Schedules to this Agreement</b>			
a-i)				Acknowledged
1.54	<b>List of Schedules to this Agreement</b>			
	form part of this Agreement and shall consist of:			Acknowledged



	Schedule "A" - Legal Description of the Lands within the Draft Plan			Acknowledged
	Schedule "B" - Description of Approved Draft Plan			Acknowledged

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**25T-XXXXXX - SUBDIVISION AGREEMENT - PART 2 - PRIOR TO REGISTRATION**

	CONDITIONS	Consultant	Draft Plan Condition	Status
	<b>PRIOR TO REGISTRATION</b>			
	Prior to registration of any Stage of the Draft Plan, the Owner agrees to fulfill each of the following conditions:			
2.1	<b>Registration of Agreement</b>			
2.2	<b>Commutation of Assessed Charges and Taxes</b>			
2.3	<b>Cash-in-lieu of Control Survey Monumentation</b>			
2.4	<b>Street Names and Street Name Signs</b>			
2.5	<b>Zoning Compliance</b>			
2.6	<b>Telecommunication Servicing</b>			

<b>2.7</b>	<b>Conveyance of Land and Easements</b>			
	The Owner covenants and agrees:			
	a) that prior to, or immediately following, registration of any stage of the Draft Plan, as the case may be, it shall:			
<b>2.8</b>	<b>Street Trees</b>			

<b>2.9</b>	<b>Subdivision of Blocks</b>			
<b>2.10</b>	<b>Approved Servicing Design</b>			
	The Owner shall obtain approval from:			
<b>2.11</b>	<b>Payment of Fees</b>			
<b>2.12</b>	<b>Final Release</b>			

2.13	Specific Requirements			


















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**25T-XXXXXX - SUBDIVISION AGREEMENT - PART 3 - PRIOR TO PRELIMINARY GRADING**

	CONDITIONS	Consultant	Draft Plan Condition	Actions
	<b>PRIOR TO PRELIMINARY GRADING</b>			
3.1	<b>Registration of Agreement</b>			
3.2	<b>Preliminary Grading Plan</b>			
3.3	<b>Erosion and Sedimentation Control Plan</b>			
	The Owner covenants and agrees to:			
a)				
b)				
c)				

d)				
3.4	<b>Grading Authorization</b>			
a)	The Owner agrees that no preliminary grading shall occur on the Land until such time as the Owner has:			
i)				
ii)				
iii)				
iv)				
v)				
vi)				

b)				
c)				
d)				
3.5	<b>Topsoil Future Development</b>			
3.6	<b>Specific Requirements</b>			







**25T-XXXXXX - SUBDIVISION AGREEMENT - PART 4 - PRIOR TO SERVICING**

	CONDITIONS	Consultant	Draft Plan Condition	Actions
	<b>PRIOR TO SERVICING</b>			
	Prior to servicing of each, or any portion of a Stage of the Draft Plan, the Owner agrees to fulfill each of the following conditions:			
4.1	<b>Requirements Prior to Servicing</b>			
a)				
b)				
c)				
d)				
e)				



f)				
g)				
h)				
i)				
j)				
k)				
l)				
m)				
n)				

o)				
p)				
4.2	<b>Supplementary Subdivision of Agreement</b>			
4.3	<b>Lotless Blocks</b>			
4.4	<b>Notice of Servicing</b>			
4.5	<b>Billboard Signs</b>			

4.6	<b>Soil Stabalization</b>			
4.7	<b>Driveway Location</b>			

a)				
b)				
4.8	<b>Fee for Engineering Services</b>			
4.9	<b>Specific Requirements</b>			
a)				

b)				
c)				
d)				
e)				

f)				
g)				
h)				
i)				

k)				
l)				
m)				
n)				
o)				
p)				

q)				
r)				
s)				
t)				



u)				
v)				
w)				
x)				

y)				
z)				
aa)				
bb)				

cc)				
dd)				
ee)				
ff)				
gg)				

hh)				
ii)				
jj)				

kk)				
ll)				
mm)				

nn)				
oo)				
qq)				
rr)				

ss)				
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**24T-XXXXXX - SUBDIVISION AGREEMENT - PART 5 - PRIOR TO ISSUANCE OF BUILDING PERMIT**

	CONDITIONS	Consultant	Staff Report	Actions
	<b>PRIOR TO ISSUANCE OF BUILDING PERMIT</b>			
	Prior to receipt of a Building Permit from the City in each registered Stage of the Draft Plan, except as otherwise entitled prior to plan registration, the Owner of a Lot or Block within the Land agrees to fulfill each of the following conditions:			
5.1	<b>Requirements Prior to Servicing</b>			
	No building permits shall be issued by the City for any lot or block within the Land until;			
a)				
b)				
c)				
d)				
5.2	<b>Copy of Registered Plan</b>			
5.3	<b>Subsurface Soil Investigation and Stabalization</b>			



	<p>Where the approved Preliminary Grading Plan requires areas of cut and fill the Owner shall take all steps necessary to ensure that soil conditions are adequate and acceptable for building foundations and municipal infrastructure. Upon completion of preliminary grading, the Owner shall:</p>			
a)				

b)				
5.4	<b>Part Lot Control Exemption</b>			

5.5	<b>One Dwelling Part Lot Control</b>			

5.6	<b>Model Home Provision (n/a)</b>			
5.7	<b>Final Grading Plan</b>			
	The Owner shall, before the first application is made for a building permit for construction of a single detached, semi detached or street townhouse dwelling on any lot or block within a Phase of construction			
a)				

b)				
c)				
d)				
e)				
5.8	<b>Building Parcel Grading Deposit and Inspection</b>			

a) 5.9	<b>Planting Strips</b>			

a)				
b)				
c)				
d)				
5.10	<b>Tree Management/Tree Preservation Enhancement Plan</b>			

5.11	<b>Maintenance Easements</b>			
5.12	<b>Specific Requirements</b>			



a)	The Owner agrees, at his expense, to retain a "Control Architect", independent of the "Design Architect" firm or individual retained, to the satisfaction of the Manager of Community Planning and Design, and whose function shall be:			
b)				
c)				

d)				
e)				

f) g)				
h)				

i)				
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