

**Special Conditions of Draft Plan of Subdivision Approval for**  
**"Ancaster Glen – Phase 2"**

(a) That Condition 26 of Schedule 1, dated January 11, 2013 be deleted and replaced with the following:

"26) That, prior to the servicing of the draft plan of subdivision, the owner shall include in the engineering design, concrete sidewalks in the locations listed below:

- John Frederick Drive - Garner Road to Bookjans Drive; 2.0m wide; both sides;
- John Frederick Drive - Bookjans Drive to Annalee Drive; 1.5m wide; both sides;
- John Frederick Drive – Annalee Drive to Existing John Frederick Drive, 1.5m west side;
- Gregorio Avenue - 1.5m wide; both sides; full length;
- Bookjans Drive - 1.5m wide; both sides; full length;
- Block 167 - 1.5m wide; both sides;
- Street A and Street E - 1.5m wide; one side; inside loop;
- Street B - 1.5m wide; inner loop, full length;
- Street C - 1.5m wide; east and north sides; full length; and,
- Street D - not required."

(b) That Conditions 1, 22 and 42 of Schedule 1, dated May 22, 2012, be deleted and replaced with the following:

"1) That this approval apply to the draft plan of Subdivision, located at 435 Garner Road East, 25T-200725(R), prepared by Losani Homes, and certified by S.D. McLaren, O.L.S., dated October 2012 and revised May 1, 2014, showing 130 lots for single detached dwellings (Lots 1 to 130), sixteen blocks for 84 townhouse units (Blocks 153 to 159 and Blocks 170 to 178), two blocks for future medium density residential development (Blocks 166 and 168), one block for townhouses and maisonettes (Block 169), one block for an elementary school (Block 165), one block for a neighbourhood park (Block 160), two blocks for stormwater management (Blocks 161 and 162), two blocks for open space/conservation (Blocks 163 and 164), one block for future road access (Block 167), two blocks for 0.3 metre reserves (locks 179 and 180), and the creation of five streets (Streets "A", "B", "C", "D" and "E") and the extension of four streets (John Frederick Drive, Annalee Drive, Gegorio Avenue and Bookjans Drive), subject to the owner entering into a Standard Form Subdivision Agreement, as approved by City Council, and with the following special conditions.

- 22) That, prior to the servicing of the draft plan of subdivision, the owner shall include within the engineering design drawings and cost estimate schedules, a 1.5 metre high chainlink fence along the property boundary line, which separates the SWM facility from the adjacent residential lots being, Lots 94 to 100, inclusive, and Blocks 170 to 172, inclusive, which rear yards abut the facilities, to the satisfaction of the Senior Director of Growth Management.
  - 42) That, prior to the signing of the final plan, the Director of Growth Management must be satisfied that Conditions 1) to 46), inclusive, have been carried out to his/her satisfaction, with a brief but complete statement indicating how each condition has been satisfied."
- (c) That additional Conditions (43, 44, 45, 46 and 47) be added as follows:
- "43) That the owner agrees that the land situated with the MTO setback on Block 162 shall not be included in the sizing of the storm water management pond.
  - 44) That, prior to servicing, the Owner shall submit a detailed sump pump design to include a secondary relief/overflow on surface and back-up power unit. The pump design shall consider the weeping tile inflow based on the groundwater and severe wet weather conditions, to the satisfaction of the Senior Director, Growth Management Division.
  - 45) That, prior to servicing, the Owner shall submit a revised Functional Servicing Report to the satisfaction of Senior Director of Growth Management.
  - 46) That, prior to registration, the applicant agrees within the Subdivision Agreement to include the following warning clauses in all purchase and sales agreements and all future condominium agreements that states:  
  
*"Garages are provided for the purpose of parking a vehicle. It is the responsibility of the owner to ensure that parking provided on the site is appropriate for their needs. On-street, over flow parking may not be available and cannot be guaranteed in perpetuity."*
  - 47) That, prior to registration, the applicant agrees within the Subdivision Agreement to include the following warning clauses in all purchase and sales agreements for units/lots that are part of Blocks 170 to 178 that states:

*"That the cul-de-sac at the terminus of Street 'A', as shown on Draft Approved Plan of Subdivision 25T-200725(R) is temporary and will be removed upon the future extension of Street 'A'."*

**Note: Due to above noted revisions to the Draft Plan of Subdivision, former Lots 131 to 152 have been eliminated. These lot numbers have not been reused in the revised Draft Plan of Subdivision.**