

Special Conditions of Draft Plan of Condominium (Common Element) Approval for 25CDM-201510, for lands located at 271 Beach Boulevard

- (1) That the Final Plan of Condominium shall comply with all of the applicable provisions of Zoning By-law No's. 6593 and 05-200 as amended.
- (2) That the owner shall agree to work with Canada Post to:
 - (a) 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.
 - (b) Install a concrete pad in accordance with the requirements of, and in locations to be approved by the Senior Director of Growth Management and Canada Post, to facilitate the placement of Community Mail Boxes.
 - (c) 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.
 - (d) Determine the location of all centralized mail receiving facilities in co-operation with the Senior Director of Growth Management and Canada Post, and to indicate the location of 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.
- (3) That the owner be responsible for officially notifying the purchasers of the exact Centralized Main Box locations prior to the closing of any home sale.
- (4) That the owner shall provide the Manager of Design and Construction with evidence that satisfactory arrangements, financial and otherwise, have been made with a telecommunication service provider, approved by the Canadian Radio and Telecommunication Commission (CRTC), that adequate telecommunication service will be provided to the condominium, including 9-1-1 emergency calling service that identifies, at a minimum, the caller's name and location information.
- (5) That the owner / developer shall provide to Union Gas Limited the necessary easements and / or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.

- (6) That the owner shall enter into a Development Agreement to ensure that the tenure of each of the proposed semi-detached dwellings and single detached dwelling having frontage on the condominium road has legal interest, in common, to the Common Elements Condominium, to the satisfaction of the City Solicitor.
- (7) That the owner / developer shall be responsible for the provision and maintenance of landscaping for trees over 10 cm dbh, all stormwater management facilities including all materials which provide infiltration, fencing and the maintenance of the common element road and visitors parking spaces to the satisfaction of the Senior Director of Growth Management.
- (8) That the owner shall satisfy all conditions, financial or otherwise, of the City of Hamilton.