

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

(a) That Conditions 1 and 42, of Schedule 1, dated October 22, 2014, 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 15, 2015, 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), one block for medium density residential development (Block 166), one block for future development (Block 168), two blocks for townhouses and maisonettes (Blocks 169 and 180), one block for an elementary school that has also been approved for low density residential uses (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), one block for a 0.3 m reserve (Block 179), two blocks for road widenings (Blocks 181 and 182), 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.

42) That, prior to the signing of the final plan, the Senior Director of Growth Management must be satisfied that Conditions 1) to 50), inclusive, have been carried out to his/her satisfaction, with a brief but complete statement indicating how each condition has been satisfied."

(b) That additional Conditions (48, 49, 50, 51, 52, 53, 54 and 55) be added as follows:

"48. That prior to registration, the owner shall submit to the Ministry of Transportation for review and approval a detailed stormwater management report, in accordance with MTO Stormwater Management Requirements for Land Development Proposals <http://www.mto.gov.on.ca/english/engineering/drainage/stormwater/index.shtml>, to the satisfaction of the Ministry of Transportation.

49. That prior to registration, the owner shall submit to the Ministry of Transportation for review and approval a traffic impact study to assess site impacts on Highway 6, and ensure that appropriate mitigation, if required,

is provided for by the owner. Guidelines and information regarding requirements for Traffic Impact Studies may be found on our MTO web site at: <http://www.mto.gov.on.ca/english/engineering/management/corridor/index.shtml>, to the satisfaction of the Ministry of Transportation.

50. That prior to registration, the owner shall dedicate Block 182 (the block on the plan that is being protected for future highway widening and daylight triangle) as street widening on the owner's certificate on the final plan to the Ministry of Transportation, to the satisfaction of the Ministry of Transportation.
51. That prior to grading, the owner shall submit an updated Tree Protection Plan (TPP) to address tree preservation for Blocks 180 and 166 and to address the 6 replacement trees for the removal of tree assets 6-11 on the previously approved TPP to the satisfaction of the Manager of Development Planning, Heritage & Design.
52. That, prior to registration of the final plan of subdivision, the Owner pays their proportionate share for the future urbanization of Garner Road East adjacent to Block 180 based on the City's "New Roads Servicing Rate" in effect at the time of payment to the satisfaction of the Senior Director of Growth Management.
53. That, prior to registration of the final plan of subdivision, the final plan of subdivision include a block showing sufficient lands to be dedicated to the City of Hamilton as public highway, by the Owner's certificate on the plan, to establish the widened limit of Garner Road East at 60 feet (approx.. 18.288 metres) from the center line of the original road allowance to the satisfaction of the Senior Director of Growth Management.
54. That, prior to servicing the Owner enters into an amending subdivision agreement to address the appropriate noise warning clauses for the units on Block 180, to the satisfaction of the Senior Director of Growth Management.
55. That, prior to servicing the Owner agrees to revise and resubmit the Functional Servicing briefs prepared by S. Llewellyn and Associates for the self-titled applications Ancaster Glen Phase 3B and Ancaster Glen Phase 4B both dated December 22, 2014 to include the most recent information provided by S. Llewellyn and Associates, specifically with respect to the sanitary sewer on Golf Links Road.

**Note: Due to previous 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.**