

Recommended Conditions of Draft Plan of Condominium Approval

That this approval for the **Draft Plan of Condominium Application (Vacant Land) 25CDM-201615, by Recchia Developments Inc. c/o Fernando Recchia** to establish a Draft Plan of Condominium (Vacant Land) to create six (6) single detached dwelling lots, a private common element road, visitor parking, sidewalk and landscaped area, on lands located at 231 York Road (Dundas), be received and endorsed by City Council with the following special conditions:

1. That the final Plan of Condominium shall comply with all of the applicable provisions of the Town of Dundas By-law No. 3581-86, as amended, or in the event the City of Hamilton has repealed and replaced the Town of Dundas Zoning By-law No. 3581-86 with By-law No. 05-200, the final Plan of Condominium shall comply with all the applicable provisions of the Zoning By-law in force and effect at the time of the registration of the Draft Plan of Condominium.
2. That the final Plan of Condominium shall comply, in all respects, with Site Plan Control Application No. DA-17-136, to the satisfaction of the Manager of Development Planning, Heritage and Design.
3. That the Owner shall include the following warning clauses in the Condominium Approval Agreement and Condominium Agreement and all Purchase and Sale Agreements and any rental or lease agreements required for occupancy:

To the satisfaction of the Director of Planning and Chief Planner:

- (a) Purchasers / Tenants are advised that the City of Hamilton will not be providing maintenance or snow removal service for the private condominium road.

To the satisfaction of Canada Post:

- (b) That the home / business mail delivery will be from a designated Centralized Mail Box.
- (c) That the developer / owner be responsible for officially notifying the purchasers of the exact Centralized Main Box locations prior to the closing of any home sale.
- (d) 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 condominium.

- 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.
- iii) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and indicate the location of the centralized mail facilities on appropriate maps, information board and plans.

To the satisfaction of the Director of Operations Division, Public Works:

- (e) That all waste streams (garbage, recycling, organics & leaf and yard waste) will not be picked up from individual properties. Residents are responsible for ensuring that all waste streams (garbage, recycling, organic & leaf and yard waste) are set curb side in front of the entrance to the development on York Road.
4. That the owner shall satisfy all conditions, financial or otherwise, of the City of Hamilton.

That the owner be advised of the following:

NOTES TO DRAFT PLAN APPROVAL

- (a) Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within three (3) years. However, extensions will be considered if a written request is received before the draft approval lapses.