

**REVISED SCHEDULE 1**

(October 23, 2017)

As authorized by By-law No. 07-323, I, Guy Paparella, hereby revise the draft plan approval for a subdivision located at 22 Green Mountain Road west, Empire Communities, owner, in the City of Hamilton under File No. 25T200803(r), as follows:

a) That condition No. 1 be deleted and replaced with the following:

- 1) That this approval apply to the 'Redline Revision Draft Plan of Subdivision' prepared by Armstrong Planning and Project Management, and certified by Douglas E Hunt, OLS, dated October 6, 2017, showing a maximum of 450 units consisting of: street townhouse dwellings with a lot frontage of 6.1m (Blocks A24, A25, A26, A27, A28 and A29), single detached residential lots with a frontage of 9.2m (Blocks A11, A12, A13, A14, A15, A16, A17, A18 and A19), single detached residential lots with a frontage of 11.0m (Blocks A2, A3, A4, A5, A6, A20, A21, A22 and A23) single detached residential lots with a frontage of 13.4m (Blocks A1, A7, A8, A9, A10), medium density units (Block A30), 6 open space blocks (A, B, D, E, F, I) a storm water management pond (Block C), a sanitary sewer easement (Block G), a road widening (Block H) and public streets (A, B, C, D, E, F, G, H, I, J, K, L).

b) That the following conditions No.'s 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, and 111 be added:

- 98) That, **prior to registration of the plan of subdivision**, 9.0m x 9.0m daylight triangles be established on the final plan at the intersection of Street "L" and Street "A", to the satisfaction of the Senior Director, Growth Management Division. Nov 23/18 2.13mm
- 99) That, **prior to registration of the plan of subdivision**, 4.5m X 4.5m daylight triangles be established on the final plan at the intersection of Street "K" and Street "L", to the satisfaction of the Senior Director, Growth Management Division. Nov 23/18 2.13mm
- 100) That, **prior to servicing**, the Owner shall include in the engineering design and cost schedules provision for the installation of 1.5m wide sidewalks in accordance with current applicable City sidewalk policy in effect at the time of engineering approval all to the satisfaction of the Senior Director, Growth Management Division. 4.09mm
- 101) That, **prior to servicing**, the Owner prepares and submits a driveway location/on street parking plan showing: 4.09mm

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- i) the location of driveways based on the premise of achieving on-street parking for 40% of the total dwelling units;
- ii) the driveways ramps and curb openings for all lots;
- iii) the pairing of driveways;
- iv) where lots in the subdivision about a park entrance or a public walkway, as the case may be; and,
- v) the location of transit pads, community mailbox pads and fire hydrants, where the location has been determined by the appropriate authorities,

to the satisfaction of the Senior Director, Growth Management Division.

- 102) That, **prior to servicing**, the Owner indicates all driveway locations on the engineering drawings for all lots and further that the driveways be established outside of the daylight triangles, to the satisfaction of the Senior Director, Growth Management Division. 4.09hh
- 103) That, **prior to servicing**, the Owner shall include in the engineering design and cost estimate schedules provision for the installation of a 1.5m black vinyl chain link fence along the east property limit adjacent to the open space block (Block "E"-Archaeological Site), to the Senior Director, Growth Management Division. 4.09ii
- 104) That, **prior to servicing**, the Owner include in the engineering design and cost estimates provision for the installation and removal of a temporary turnaround, minimum asphalt radius  $R=13.0$  and a minimum outside radius  $R=18.0m$ , on Street "L" at the easterly limits of the subdivision, including the dedication of land, to the satisfaction of the Senior Director, Growth Management Division. 4.09jj
- 105) That, **prior to servicing**, the Owner include in the engineering design and cost estimates provision for the installation of a permanent turning circle of minimum asphalt radius  $R=13.0m$  and minimum outside radius  $R=18.0m$  at the north limit of Street "K", to the satisfaction of the Senior Director, Growth Management Division. 4.09KK
- 106) That, **prior to servicing**, the Owner provides, to the satisfaction of the Senior Director of Growth Management, a plan or procedure for dealing with issues concerning dust control and street cleaning (external roads included) throughout construction within the subdivision, including homes. This document will also include, first point of contact, a schedule for regular cleaning of streets that is specific to the methods to be used, the source of water, and the contractor or agent to be used to undertake the works as well as the contractor/agent contact information so that the City can direct works be completed as necessary, to the satisfaction of the Senior Director, Growth Management Division. 4.09ll

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- 107) That, **prior to servicing**, where services are to be constructed in rock, the Owner shall conduct a pre-condition survey of residences within 100 metres and notify residents of rock removal within 200 metres of that phase of construction, to the satisfaction of the Senior Director, Growth Management Division. 4.09mm
- 108) That, **prior to servicing**, the Owner shall submit a rock removal protocol and vibration monitoring plan, including a pre-construction survey and associated cost estimates, prepared by a licensed professional engineer. All associated costs will be borne by the Owner and shall be included in the engineering cost schedules to the satisfaction of the Senior Director, Growth Management Division. 4.09mm
- 109) That, **prior to registration of the plan of subdivision**, the Owner agrees to enter into a long term maintenance agreement with the City to maintain the open space block (Block "I") in perpetuity, including geotechnical monitoring, wall maintenance and annual inspection reports, to the satisfaction of the Senior Director, Growth Management Division. 2.1300 Nov 23/18
- 110) That, **prior to servicing**, the Owner shall demonstrate that the proposed swale along the rear yards of the northerly portion of Block "A28" can adequately convey the minor and major flows, including all external drainage areas to the existing ditch inlet catch basin located in the north-west corner of Block "A28", with no spillage. In addition, all roof water leaders for any townhouse units within the northerly portion of Block "A28" must be directed and discharge at the front of the dwellings, all to the satisfaction of the Senior Director, Growth Management Division. 4.0900
- 111) That the owner agrees they are aware the existing conditions of draft approval have not been updated to reflect the changes on the plan dated October 6, 2017. The clearance of each condition is subject to a review which will determine if further requirements are necessary, to the satisfaction of the Senior Director of Growth Management. 2.13pp Nov 23/18

Signed:

  
 Guy Paparella, MCIP, RPP  
 Director, Growth Planning

Date: October 23, 2017