

**Revised Special Conditions for Draft Plan of Subdivision Approval for
25T-200803R**

That the following revised special conditions for Draft Plan of Subdivision Approval for 25T-201507R be received and endorsed by City Council:

- a) That the second paragraph of the preamble in Schedule 1 be deleted and replaced with the following:
 - 1. That this approval for the Revised Draft Plan of Subdivision, 25T-201507, prepared by J.D. Barnes and certified by R.S. Querubin, O.L.S., dated June 1, 2022, consisting of five blocks for employment uses (Blocks 1, 3, 4, 7, 20), three blocks for Conservation/Hazard Land uses (Blocks 5, 6 and 21), four blocks for a road widening (Block 8 - 11), one Block for a Stormwater Management Facility (Block 2), Seven Blocks for a 0.3 m reserve (Blocks 12-19) and three municipal roads (Extension of Clappison Avenue, Modicum Place and Enterprise Crescent) be received and endorsed by City Council with the following special conditions;
- b) That the following Condition Nos. 45 through 49 (inclusive) be added:

Growth Management:

- 45. That, **prior to registration**, the Owner agrees that a stormwater management brief (SWM brief) will be required for the proposed development on Block 20 to demonstrate how onsite stormwater quantity and quality controls will be handled in accordance with the technical memo ('Stormwater Management Technical Memorandum' prepared by SLA, dated: June 10, 2022) and approved SWM Report for Flamborough Power Centre North (prepared by SLA; dated: August 2017), to the satisfaction of the Senior Director of Growth Management.
- 46. That, **prior to registration**, the Owner shall include in an engineering design and cost schedule, a provision for a flushing and monitoring program, including a water quality analysis, in accordance with MECP standards, to address water quality maintenance for the watermain along Enterprise Crescent until the City assumes the watermain within the Flamborough Power Centre subdivision. The Owner further agrees to reimburse to the City of Hamilton for actual costs, including administrative costs associated with the flushing. Furthermore, the Owner agrees to utilize the existing 300mm dia. watermain stub at the end of Enterprise Crescent for servicing. If the average demands from the development do not result in adequate flushing velocities within the watermain on Enterprise Crescent, then a looped watermain connection is required to be provided to Clappison Avenue through the development with the required

easements in place (in accordance with City standards), all to the satisfaction of the Director of Development Engineering.

47. That, **prior to registration**, the Owner agrees to enter into a Subdivision Agreement Addendum with the City agreeing that the City of Hamilton will not assume the watermains for the Flamborough Power Centre subdivision until Block 20 has been developed and the Owner submits a water quality analysis, to the satisfaction of the Director of Development Engineering.

Legislative Approvals

48. That, **prior to registration**, the owner and agent work with Legislative Approvals / Staging of Development staff to finalize street naming and municipal addressing for the individual Lots and Blocks, to the satisfaction of the Director of Growth Management.

Transportation Planning

49. That, **prior to registration**, the owner shall provide a revised pavement marking, signage and infrastructure plan illustrating the revised cross-section of Clappison Avenue following the removal of the two un-built sections of Street 'B' (Enterprise Crescent). The design shall indicate the proposed lane configuration and infrastructure to be included within the municipal right-of-way and shall be completed to the satisfaction and approval of the Manager, Transportation Planning and Manager, Transportation Operations & Maintenance.

NOTES TO DRAFT PLAN APPROVAL

1. Pursuant to Section 51 (32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within 3 years. However, extensions will be considered if a written request is received two months before the draft approval lapses.
2. This development is an industrial property which is ineligible for municipal waste collection as outlined in the City of Hamilton's Solid Waste Management By-law No. 20-221. A private waste hauler must be arranged for the removal of all waste materials.