

**Special Conditions for Draft Plan of Subdivision Approval for 25T-202210**

That this approval for the Draft Plan of Subdivision, 25T-202210, certified by Dan McLaren, O.L.S., dated August 5, 2021, consisting of one development block for street townhouse dwellings (Block 1) and one block for road right of way dedications (Block 2), be received and endorsed by City Council with the following special conditions:

**Development Engineering:**

1. That, **prior to registration of the final plan of subdivision**, the Owner agrees that the final plan of the subdivision shall include the 3.05 metre road right of way dedication block (Block 2) to be dedicated to the City of Hamilton as public highway by the Owner's certificate on the plan, to the satisfaction of the Director, Growth Management.

**Development Planning:**

2. That, **prior to registration of the plan of subdivision**, Urban Hamilton Official Plan Amendment No. 172, being By-law No. 22-213 and under appeal to the Ontario Land Tribunal (OLT), be in full force and effect, to the satisfaction of Director of Planning and Chief Planner.
3. That, **prior to registration of the plan of subdivision**, the Zoning By-law Amendment, being By-law No. 22-214 and under appeal to the Ontario Lands Tribunal (OLT), be in full force and effect, to the satisfaction of Director of Planning and Chief Planner.

**Bell Canada:**

4. That **prior to registration of the plan of subdivision**, the Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

**Canada Post:**

5. That **prior to registration of the plan of subdivision**, the Owner shall include in all offers of purchase and sale and lease or rental agreements, a statement that advises the prospective purchaser:
  - a. That the home / business mail delivery will be from a designated Centralized Mail Box; and,

- b. That the developers / owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
6. That **prior to registration of the plan of subdivision**, the Owner agrees to:
- a. 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 subdivision;
  - b. 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;
  - 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 of the plan of subdivision;
  - d. Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans; and,
  - e. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
7. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (Lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly and more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

#### **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 three years. However, extensions will be considered if a written request is received two months before the draft approval lapses.