

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4316DQ-19**

358 Four Mile Creek Road Roll 2627020024095000000

A BY-LAW TO AMEND BY-LAW NO. 4316-09, AS AMENDED, ENTITLED
A BY-LAW TO REGULATE THE USE OF LANDS AND THE ERECTION,
USE, BULK, HEIGHT, LOCATION, AND SPACING OF BUILDINGS AND
STRUCTURES WITHIN THE TOWN OF NIAGARA-ON-THE-LAKE.

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS this By-law conforms to the Town of Niagara-on-the-Lake Official Plan.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE enacts as follows:

1. Schedule "A-23" of By-law 4316-09, as amended, is further amended by changing the zoning of the subject lands identified on Map 'A' attached to and forming part of this By-law, from "Residential Development (RD-17) Zone" to "Residential (R2-34-H) – site specific Zone" and "Open Space (OS-34) – site specific zone."
2. That Figure 9.13.17F of By-law 4316-09, as amended, be deleted and replaced with Map 'B' attached to and forming part of this by-law.
3. That Subsection 9.13, Site Specific Exceptions is hereby further amended by adding the following:

“9.13.34 358 Four Mile Creek Road – See Schedule A-23 (R2-34-H and OS-34)

9.13.34.1 R2-34-H Zone Requirements:

In lieu of the corresponding provisions of Subsection 9.2.2, the following provisions shall apply on the lands identified as R2-34-H on Schedule “A-23”:

(a)	<p>Minimum <i>lot frontage</i> For the purposes of this By-law, the minimum <i>lot frontage</i> for a corner lot abutting a Regional Road shall be measured at the minimum <i>front yard setback</i> to the front face of a dwelling.</p>	<p>13 m (42.65 ft)</p>
(b)	<p>Minimum <i>lot area</i></p>	<p>440 m² (4,736.12 ft²)</p>
(c)	<p>Maximum <i>lot coverage</i>:</p> <p>(i) For a lot containing a single-detached dwelling with no attached covered unenclosed porch or deck</p> <p>(ii) For a lot containing a single-detached dwelling with an attached covered unenclosed porch or deck</p> <p>For the purposes of this By-law, for lots zoned Residential (R2-34-H), in part, and Open Space (OS-34), in part, only the portion of the lot zoned Residential (R2-34-H) shall be used as the lot area for calculating lot coverage.</p>	<p>50%</p> <p>53%</p>
(f)	<p>Maximum <i>front yard setback</i></p>	<p>Not Applicable</p>
(g)	<p>Minimum <i>front yard setback</i> to front face of the <i>attached garage</i> For the purposes of this By-law, an attached or detached garage shall be setback a minimum of one (1) metre greater than the front yard setback of the dwelling at ground level.</p>	<p>6.0 m (19.68 ft)</p>
(h)	<p>Maximum cumulative width of <i>garage door(s)</i></p>	<p>6.0 m (19.68 ft)</p>
(j)	<p>Minimum <i>exterior side yard setback</i></p>	<p>3.0 m (9.84 ft)</p>
(k)	<p>Minimum <i>rear yard setback</i> For the purposes of this By-law, for lots zoned Residential (R2-34-H), in part, and Open Space (OS-34), in part, the rear yard setback shall be measured from the Open Space (OS-34) Zone boundary line identified on the schedule</p>	<p>7.5 m (24.6 ft)</p>

	attached to this by-law.	
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9.13.34.2 OS-34 Permitted Uses and Zone Requirements:

In lieu of the permitted uses identified in Subsection 9.11.1 and the Zone Requirements of Section 9.11.2, only conservation management activities and uses shall be permitted and the construction of any buildings and/or structures shall be prohibited on the lands zoned Open Space (OS-34).

4. The development of the lands shall only be permitted upon removal of the Holding (H) symbol. Upon the completion of a Record of Site Condition, the H symbol of this By-law shall be removed.

5. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS 16th DAY OF SEPTEMBER, 2019.

LORD MAYOR BETTY DISERO

TOWN CLERK PETER TODD

Explanation of the Purpose and Effect of
By-law 4316DQ-19

The subject lands are a parcel of land described as 358 Four Mile Creek Road, St. Davids, Niagara-on-the-Lake, more particularly described as Part of Township Lot 88, Niagara.

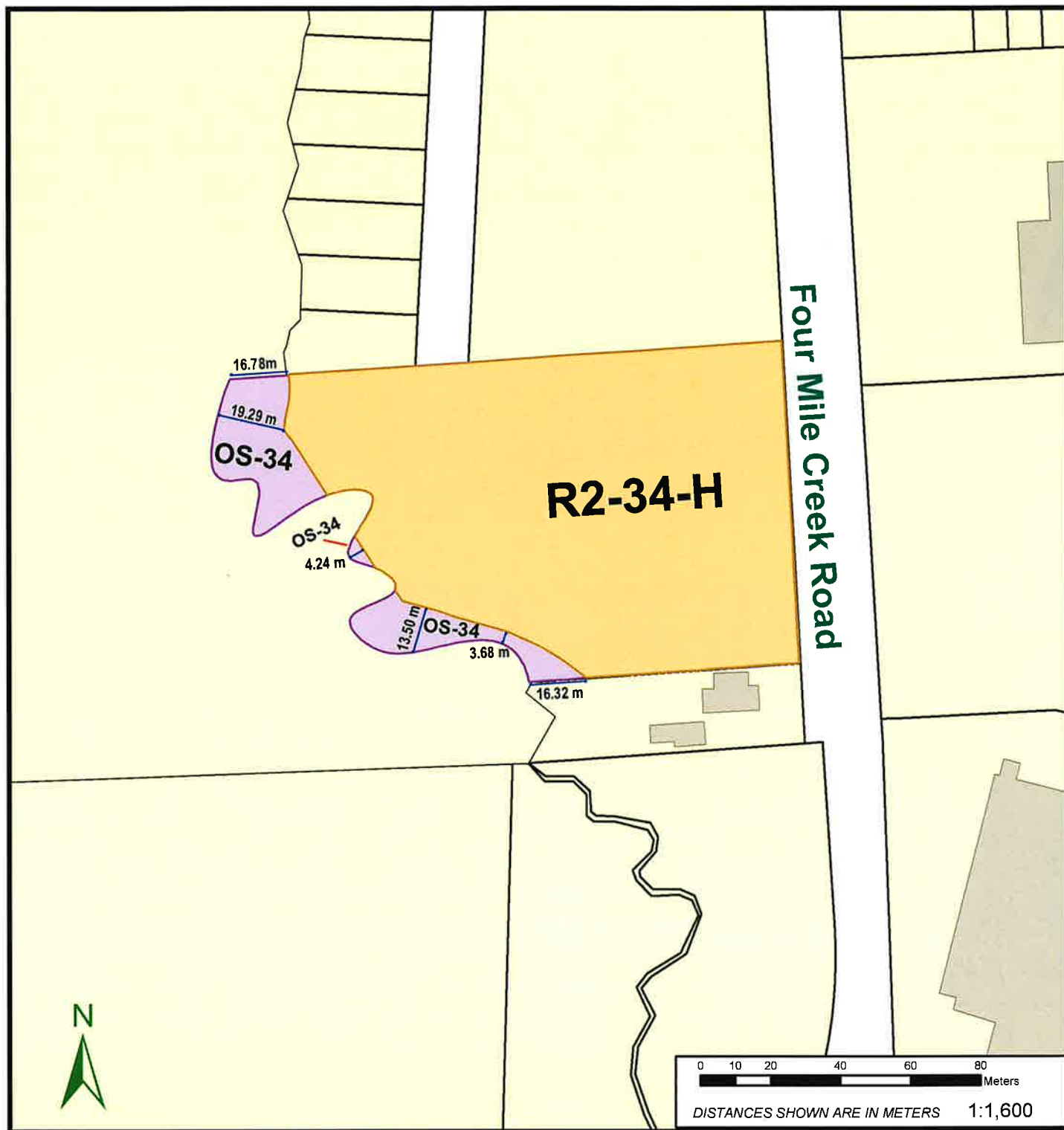
Purpose

The purpose of this By-law is to rezone the property to permit the development of a plan of subdivision consisting of sixteen (16) new residential lots fronting on a new public road. A portion of the lands including a Meander Belt, the Regulated Flood Line and the 13.5 m Buffer Setback from the centre of Four Mile Creek are being zoned to prohibit structural development. A Holding (H) symbol is included to prevent development of the lands until the completion of a Record of Site Condition.

Effect

The effect of this By-law is to rezone the property from “St. Davids Community Zoning District – Residential Development (RD-17) Zone” to “St. Davids Community Zoning District – Residential (R2-34-H) – site specific Zone” and “St. Davids Community Zoning District – Open Space (OS-34) – site specific Zone” with site specific performance standards.

<i>Owner:</i>	Hummel Properties Inc.
<i>File Number:</i>	ZBA-25-2018
<i>Report Number:</i>	CDS-19-030
<i>Assessment Roll Number:</i>	2627020024095000000

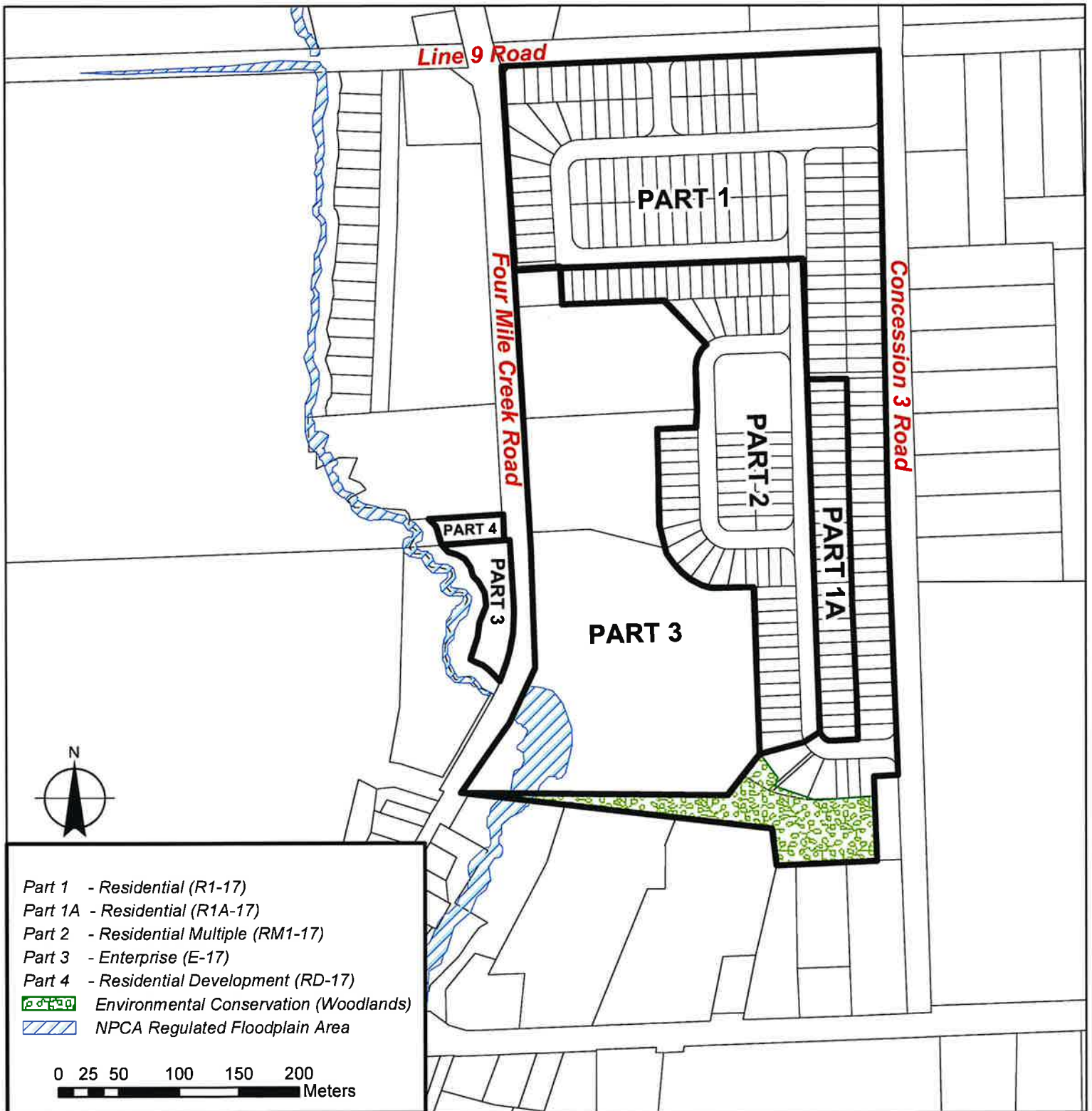


MAP 'A' ATTACHED TO BY-LAW 4316DQ-19, BEING AN AMENDMENT TO SCHEDULE "A-23" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THIS 16th DAY OF SEPTEMBER, 2019.

LORD MAYOR
BETTY DISERO

TOWN CLERK
PETER TODD

Figure 9.13.17F The Cannery, Four Mile Creek Road



MAP 'B' ATTACHED TO BY-LAW 4316DQ-19, BEING AN AMENDMENT TO FIGURE 9.13.17F OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THE 16th DAY OF SEPTEMBER, 2019.

LORD MAYOR
BETTY DISERO

TOWN CLERK
PETER TODD

File No.: 26T-18-18-04 (Revised)
 Draft Approval Date: _____ (date after last day for appeal of Council decision)
 Extension Date: _____ (date of Council decision on extension)
 Lapse Date: _____

TOWN OF NIAGARA-ON-THE-LAKE
CONDITIONS OF DRAFT APPROVAL

The conditions of draft approval of “358 Four Mile Creek Road”, File No. 26T-18-18-04 (Revised) are as follows:

1. That this approval applies to the Draft Plan of Subdivision entitled “358 Four Mile Creek Road”, being Part of Township Lot 88, in the Town of Niagara-on-the-Lake, prepared by The Larocque Group, dated May 22, 2019, showing 16 lots for single-detached dwellings and a proposed public road (Street A).
2. That the owner enter into one or more agreements with the Town of Niagara-on-the-Lake agreeing to satisfy all requirements, financial and otherwise, of the municipality including the provision of services, roads, signage, grading, drainage, streetlighting, and sidewalks. The agreement shall also specifically prohibit development on the lands, save and except for model homes until such time as grading and services are adequately provided to the satisfaction of the Town. The developer is advised that the subdivision agreement may contain provisions with regard to Canada Post’s requirements for locations for centralized mailboxes to be provided at the developer’s expense and that the final plan identify mailbox locations and the location(s) is to be approved by the Town Operations Department.
3. That the subdivision agreement between the owner and the Town of Niagara-on-the-Lake be registered by the municipality against the lands to which it applies, pursuant to the provisions of the *Planning Act*.
4. That the owner agrees in the subdivision agreement that any outstanding taxes will be paid prior to the registration of the final plan.
5. That the Owner receive Final Approval of an amending Zoning By-law to permit the development of the land in accordance with the Draft Plan of Subdivision.
6. That the owner shall pay the Town of Niagara-on-the-Lake cash-in-lieu of parkland dedication pursuant to Section 51.1 of the *Planning Act, R.S.O, 1990, c. P. 13* based on the total value of the subject lands as determined by an appraisal prepared by a qualified person and approved by the Town. All costs associated with obtaining an appraisal are the responsibility of the owner.
7. That the subdivision agreement include the following warning clause relative to archaeology:

“Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ontario Ministry of Tourism, Culture and Sport (MTCS) (416-212-8886) and a licensed archaeologist [owner’s

archaeology consultant] is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services in Toronto (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MTCS should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act."

8. That the owner file a Record of Site Condition on the Ministry of the Environment, Conservation and Parks (MECP) Brownfields Environmental Site Registry in accordance with O.Reg 153/04 as amended by Ontario Regulation 511/09, and that the owner provide a copy of the MECP's acknowledgement of the filing of the RSC to the Niagara Region, along with copies of the required Phase 2 Environmental Site Assessment.
9. That a detailed noise study or equivalent be prepared and endorsed by a qualified professional engineer or acoustical consultant, to be submitted to the Niagara Region for review and approval. The detailed noise study should confirm the recommended mitigation outlined in the Noise Feasibility Study, prepared by HGC Engineering (dated December 18, 2018), when detailed grading information is available.
10. That the subdivision agreement include clause(s) requiring the owner to implement the final recommendations of the Detailed Noise Study required in Condition 9, to the satisfaction of the Niagara Region.
11. That the owner provides a written acknowledgement to Niagara Region Planning and Development Services Department stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
12. That the owner provides a written undertaking to Niagara Region Planning and Development Services Department stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain the following warning clauses:

For All Lots:

- (a) *Servicing allocation for the subdivision will not be assigned until the plan is registered.*
- (b) *The lands in the plan of subdivision may be exposed to noise, odour and dust from nearby agricultural operations and agricultural-related traffic, industrial operations and industrial/commercial traffic that may occasionally interfere with some activities of the owners who may occupy these lands.*

Lots 10 and 16 Only:

- (c) *Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may*

occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks (MECP) .

- (d) *This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment, Conservation and Parks (MECP).*

Lots 8, 9, 14 and 15 Only

- (e) *Purchasers/tenants are advised that sound levels due to increasing road traffic on Four Mile Creek Road may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality's and the Ministry of the Environment, Conservation and Parks' (MECP) noise criteria.*
- (f) *This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed; thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment, Conservation and Park's (MECP) noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-300).*

NOTE: The subdivision agreement shall also contain the above warning clauses.

13. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings (with calculations) for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment, Conservation and Parks (MECP) Compliance Approval under the Transfer of Review Program.
14. That the Town obtain, on behalf of the owner, a connection permit from Niagara Region to connect to the Region's Watermain located on Four Mile Creek Road.
15. That prior to the approval of the final plan of subdivision or the undertaking of any on-site grading or storm servicing, the owner shall submit the following to the Niagara Region Planning and Development Services Department for review and approval:
 - (a) That the owner provides a letter (stamped and signed) from their engineer that the proposed downstream storm water management system will be existing prior to construction and able to accommodate the proposed development or the owner will be required to submit a detailed stormwater management plan and all associated engineering drawings (stamped and signed by a qualified engineer) addressing stormwater management for the proposed development;
 - (b) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - (c) Detailed erosion and sedimentation control plans.

NOTE: The above plans and drawings shall also implement the construction mitigation measures contained in the Environmental Impact Study prepared by Beacon Environmental Limited (dated October 2018), to the satisfaction of Niagara Region Environmental Staff.

16. That the subdivision agreement between the owner and the Town contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with Condition 15.
17. That all streets and development blocks are designed to provide an access in accordance with the Regional Municipality of Niagara Corporate Policy and By-laws relating to the curbside collection of waste and recycling throughout all phases of development. If developed in phases, where a through street is not maintained, the owner shall provide a revised draft plan to reflect a proposed temporary turnaround/cul-de-sac with a minimum curb radius of 12.8 metres.
18. That the owner agrees in the subdivision agreement with the Town or a legal agreement with Niagara Region, to pay for and construct the required road upgrades for Regional Road 100 (Four Mile Creek Road) such as curbing, drainage and lighting on the west side of the roadway abutting the subdivision land to the satisfaction of the Niagara Region Planning and Development Services Department.
19. That the owner submits detailed engineering plans for review and approval by the Niagara Region, for the proposed urbanization of Regional Road 100 (Four Mile Creek Road) in accordance with Condition 18.
20. That the subdivision agreement between the owner and the Town contain a provision whereby the owner agrees that prior to any construction taking place within the Regional road allowance, the owner shall obtain a Regional Construction Encroachment and Entrance Permit. Applications must be made through the Permits Section of the Niagara Region Public Works Department (Transportation Services Division).
21. That the subdivision agreement between the owner and the Town contain a provision whereby the owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.
22. That the owner agrees in the subdivision agreement to install permanent rear lot fencing for lots 1 to 6, in order to limit residential physical impacts within the 13.5 m buffer from the creek (e.g., cutting of vegetation, composting/dumping, extending gardens). The fencing shall be shown on all engineering drawings, to be reviewed and approved by the Niagara Region. The fencing shall be located at a minimum, along the 13.5 m buffer line or the rear lot line, whichever is further from the creek.
23. That Landscape Planting Plans, prepared by a full member of the Ontario Association of Landscape Architects (OALA), shall be submitted to the Region for review and approval, to identify and illustrate the location of additional native trees, shrubs and/or groundcover to be planted within the 13.5 m buffer from the creek. The Landscape Planting Plans shall also include plantings within the Regional Road allowance, to address how the development interacts with the Regional Road, in addition to fencing details along the creek and the Regional Road. The

subdivision agreement shall include a clause whereby the owner agrees to implement the Landscape Planting Plan(s).

24. That the owner agrees in the subdivision agreement not to clear any vegetation (including trees, shrubs and gasses) from mid-April to mid-July in order to comply with the Federal Migratory Bird Convention Act to protect nests, eggs and young bird species.
25. That the Owner agrees to the following, to the satisfaction of the Niagara Peninsula Conservation Authority:
 - (a) That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to the stormwater outlet into Four Mile Creek.
 - (b) That the 13.5 metre buffer be zoned Environmental Conservation Overlay or other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.
 - (c) That the Developer submit detailed grading and construction sediment and erosion control plans to the Niagara Peninsula Conservation Authority for review and approval.
 - (d) That the Developer provide a limit of work fence along the 13.5 metre buffer from Four Mile Creek for Lots 1 to 6, to be installed prior to site alteration and maintained until construction completion, to the satisfaction of the Niagara Peninsula Conservation Authority.
 - (e) That the Developer install permanent fencing (4-foot high black vinyl/chain-link) along the 13.5 metre buffer from Four Mile Creek for Lots 1 to 6, to the satisfaction of the Niagara Peninsula Conservation Authority.

Note: This condition shall be incorporated into the Subdivision Agreement between the Developer and the Town of Niagara-on-the-Lake, to the satisfaction of the Niagara Peninsula Conservation Authority. The Town of Niagara-on-the-Lake shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.

26. That the public roads within the development be named to the satisfaction of the Town of Niagara-on-the-Lake and deeded to the Town of Niagara-on-the-Lake free and clear of any mortgages, liens or encumbrances.
27. That the owner agrees in the subdivision agreement to grant to the municipality any required easements for services or utilities.
28. That the Owner agrees in the subdivision agreement:
 - (a) To construct a concrete sidewalk along the east and north side of the internal road (Street A), connecting to the proposed internal sidewalk within Vintages at Four Mile Creek to the north, and along the west side of Four Mile Creek Road, to the satisfaction of the Town.
 - (b) To address fire flow requirements and any deficiencies and to construct the necessary system improvements to provide adequate water pressure and fire flow to the proposed development to the satisfaction of the Town's Operations Department and Fire Department prior to any approvals.

- (c) To provide boulevard trees in accordance with Town requirements respecting locations, species and size.
 - (d) That all sanitary sewer, watermain and storm sewer construction will be in accordance with current Town specifications and subject to approvals from the Ministry of the Environment, Conservation and Parks, the Town and Region of Niagara.
 - (e) That all proposed infrastructure will be constructed to current Town specifications and subject to Town inspection at the owner's expense.
 - (f) That the road and road entrance designs are constructed to current Town and Regional standards and approved by the Town and Region of Niagara.
 - (g) That the owner will be required to post the standard subdivision agreement securities and cash deposits relating to primary and secondary services, plan reviews, site inspections (based on working days), signs and barricades and road clean up prior to commencing the installation of any services.
 - (h) That during the construction of development the site will be kept in a reasonably tidy condition so that the raising of dirt and dust is kept to a minimum and further that all roads adjacent to and in the vicinity of the development are kept clean of mud and debris and that any standing water is eliminated.
 - (i) To pay to the Town the proportionate share (\$2,615.19) of the cost of the stormwater management works constructed by the developer of the Cannery Park Subdivision. These costs shall be calculated, and paid to the developer of the Cannery Park Subdivision, in accordance with Section 5.26 of the Cannery Park Subdivision Agreement, approved by By-law 4725-14.
 - (j) That a clear area of 1.5m (5ft) shall be kept around hydrants at all times, this includes vehicles parked in driveways, trees, light standards, hydro vaults, etc.
 - (k) To install sampling stations to sample water from the Town's watermains.
29. That the detailed design drawings with calculations for the watermain system, the sanitary sewer system and the stormwater drainage system required to service this proposal be submitted to the Town's Operations Department and the Fire Department for review and approval.
30. That Urban Design Committee review and approval of the Director of Community and Development Services is required for the design elements of any proposed noise attenuation barrier. Submission to the Urban Design Committee with respect to the noise attenuation barrier shall include details on height, materials, and length of the proposed barrier along Four Mile Creek Road. Any noise attenuation barrier along Four Mile Creek Road shall only extend to shield the rear yard, with a return to the dwelling as indicated in the approved noise study.
31. That the Landscape Plan, required by the Region of Niagara in Condition 23, shall be submitted for Urban Design Committee review and approval of the Director of Community and Development Services (in coordination with the Region's review and approval), specifically addressing plantings on the public boulevard along Four Mile Creek Road, with consideration for plantings that would be compatible alongside the noise attenuation barrier.
32. That the subdivision agreement between the owner and the Town included the following clause:

Prior to the issuance of building permits for Lots 10 and 16, Urban Design Committee review and approval of the Director of Community and Development Services is required

for the dwellings on Lots 10 and 16, with special consideration for the architectural treatment of the facades facing Four Mile Creek Road and the creation of a strong public face.

33. That the owner enters into a separate agreement with Niagara-on-the-Lake Hydro for the provision of hydro services for the development.
34. That the subdivision agreement between the owner and the Town include the following clauses:
- (a) *The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing CustomerConnectionsContactCentre@Enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.*
 - (b) *If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.*
 - (c) *In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.*
 - (d) *The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.*

35. That the subdivision agreement between the owner and the Town include the following clause:

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.

36. That if final approval is not given to this plan within three (3) years of the draft approval date and no extensions have been granted, draft approval shall lapse. If the owner wishes an extension to the draft approval, a written explanation with reasons why the extension is required, must be received by the Town prior to the lapsing date.
37. That the owner dedicates to the Niagara Region, free and clear of mortgages, liens and other encumbrances, and agrees to pay for all associated survey and/or legal costs, 4.5 m x 4.5 m daylighting triangles at the intersection of Street "A" and Regional Road 100 (Four Mile Creek Road), to the satisfaction of Niagara Region.

Clearance of Conditions

Prior to granting final approval for the subdivision plan, the Town of Niagara-on-the-Lake Department of Community & Development Services will require **written notification** from the following departments and agencies that their respective conditions have been met satisfactorily:

Town of Niagara-on-the-Lake Community & Development Services Department for conditions: 1-6, 30-32, 36
Town of Niagara-on-the-Lake Corporate Services Department for conditions: 4, 6
Town of Niagara-on-the-Lake Operations Department for conditions: 26-29
Town of Niagara-on-the-Lake Fire Department for conditions: 26, 28, 29
Region of Niagara for conditions: 7-24, 37
Niagara Peninsula Conservation Authority for condition: 25
Niagara-on-the-Lake Hydro for conditions: 33
Enbridge Gas Distribution for conditions: 34
Bell Canada for conditions: 35

1. Notes

An electrical distribution line operation at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise or lower without warning, depending on the electrical demand placed on the line. Warnings signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.

2. Clearance of Regional Conditions

- a) Prior to granting final plan approval, the Town must be in receipt of written confirmation that the requirements of each condition have been met and all fees have been paid to the satisfaction of the Niagara Region.
- b) Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to the Niagara Region for verification that the appropriate clauses pertaining to any of these conditions have been included.
- c) NOTE: The Niagara Region recommends that a copy of the draft agreement also be provided in order to allow for the incorporation of any necessary revision prior to execution.
- d) In order to request clearance of the above noted Regional conditions, a letter outlining how the conditions have been satisfied, together with all studies and reports (two hard copies and a PDF digital copy), the applicable review fee, and the draft subdivision agreement shall be submitted to the Niagara Region by the applicant as one complete package, or circulated to the Niagara Region by the Town of Niagara-on-the-Lake.

3. **Agencies to be Contacted**

- a) Town of Niagara-on-the-Lake Community & Development Services Department: Craig Larmour, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, Ontario L0S 1T0 (905) 468-3266 FAX (905) 468-0301
- b) Town of Niagara-on-the-Lake Corporate Services Department: Kyle Freeborn, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, Ontario L0S 1T0 (905) 468-3266 FAX (905) 468-2959
- c) Town of Niagara-on-the-Lake Operations Department: Sheldon Randall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, Ontario L0S 1T0 (905) 468-3278 FAX (905) 468-1722
- d) Town of Niagara-on-the-Lake Fire Department: Fire Chief (A) Nick Ruller, 1593 Creek Road, P.O. Box 100, Virgil, Ontario L0S 1T0 (905) 468-3266 FAX (905) 468-0301
- e) Region of Niagara: Lola Emberson, 1815 Sir Isaac Brock Way, P.O. Box 1042, Thorold, Ontario L2V 4T7 (905) 980-6000 ext. 3518 FAX (905) 687-8056
- f) Niagara Peninsula Conservation Authority: David Deluce, 250 Thorold Road West, 3rd Floor, Welland, Ontario, L3C 3W2 (905) 788-3135 FAX (905) 788-1121
- g) Niagara-on-the-Lake Hydro: Mr. K. Sidey, NOTL Hydro, 8 Henegan Road, P.O. Box 460, Virgil, Ontario L0S 1T0 (905) 468-4235 FAX (905) 468-3861
- h) With regard to the requirements of Enbridge Gas Distribution: Alice Coleman, Municipal Planning Coordinator, Long Range Distribution Planning, 500 Consumers Rd., North York, ON, M2J 1P8, Phone: 416-495-5386, Email: municipalplanning@enbridge.com
- i) Bell Canada: Meaghan Palynchuk, Manager, Municipal Relations, Access Network Provisioning, Ontario, Phone: 905-540-7254, Email: meaghan.palynchuk@bell.ca

7. **Review of Conditions**

Applicants are advised that should any of the conditions appear unjustified or their resolution appear to onerous, they are invited to bring their concerns to Council's attention.