

Recommended Conditions of Draft Plan of Subdivision Approval

The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex (“the County”) are as follows:

No.	Conditions
1.	<p>That this approval applies to the draft plan of subdivision prepared by MTE and signed by P.R. Levac, OLS dated _____ and last revised _____ showing the following:</p> <ul style="list-style-type: none">• six (6) lots to support low density residential uses in the form of single detached dwellings (Lots 1 to 6)• one (1) block for future development purposes (Blocks 7)• one (1) block for a 0.3 m reserve (Block 8)• two (2) blocks for future development to support a vacant land condominium (Blocks 9 and 10) through Application 39T-TCCDM2303.
2.	<p>That a 0.3 metre reserve (Block 8) be conveyed to the Municipality adjacent to the road allowance and extending across the width of Block 7.</p>
3.	<p>That the road allowance included in this draft plan be named as Village Gate Drive and dedicated as a public highway and the lots addressed on the draft plan of subdivision to the satisfaction of the Municipality and the County.</p>
4.	<p>That the Owner provide cash-in lieu of parkland dedication to the Municipality pursuant to Section 42 of the Planning Act, equal to 5% of the value of the land based on a professional real estate appraisal with all costs borne by the Owner and undertaken to the satisfaction of the Municipality.</p>
5.	<p>That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of the development, the Municipality shall confirm that full municipal services are ‘in place’ as described in condition 6.</p>
6.	<p>That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and wastewater conveyance infrastructure. For the purpose of these conditions, services being “in place” means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision.</p>

7. That the Owner shall enter into an agreement with the Municipality for the pre-payment of development charges to assist with the financing of required capital works for wastewater conveyance in the form of a pumping station and forcemain necessary to service the subject lands in accordance with the Municipality's Development Charges Background Study.
8. That a comprehensive traffic impact study be undertaken by a qualified professional to the satisfaction of the Municipality based on the cumulative impact of the following draft plan applications: 39T-TC2202 (Auburn Developments), 39T-TC2102 (246 North Inc.), 39T-TCCDM2303 (246 North Inc.) and 39T-TCCDM2302 (D. Charabin Holdings Inc.). Furthermore, that any recommended and approved mitigation measures be cost-shared amongst the foregoing developments on a per housing unit basis.
9. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision.
10. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.
11. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of roads, sidewalks, grading and drainage, planting of trees, landscaping, provision of community mailboxes, recommended and approved EIS mitigation requirements, recommended and approved TIS mitigation requirements, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision.
12. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
13. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
14. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater.

15. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
16. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
17. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner.
18. That prior to final approval, the owner shall submit an Environmental Impact Study (EIS) to the satisfaction of the Municipality to ensure there are no unacceptable adverse impacts on adjacent natural heritage features and any recommended and approved mitigation measures shall be implemented by the subdivision agreement.
19. That prior to final approval, the Owner shall submit a final Geotechnical Assessment for review and approval by the Municipality.
20. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following:
 - a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
 - b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by condition 24 that are not capable of being addressed under the Ontario Water Resources Act.
21. That prior to final approval, that all existing buildings and structures be removed from the subject lands to the satisfaction of the Municipality subject to any applicable permits that may be required.
22. The Owner shall provide a Final Hydrogeological Study to the satisfaction of the UTRCA and the Municipality.
23. The Owner shall provide a Final Functional Servicing Report and Stormwater Management to the satisfaction of the UTRCA and the Municipality.

24. The Owner shall submit a detailed Grading Plan, and Erosion and Sediment Control (ESC) drawings supported by notes, guidelines, standards, inspection, monitoring and reporting signed and dated by a professional engineer to the satisfaction of the UTRCA and the Municipality.
25. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act shall be obtained from the Upper Thames River Conservation Authority (“UTRCA”) prior to the commencement of any development or site alteration within the UTRCA’s Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
26. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 24 (inclusive) have been satisfied.
27. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how conditions 22, 23, 24 and 25 have been satisfied.