



**DRAFT CONDITIONS FOR
DRAFT PLAN OF SUBDIVISION
IN THE TOWNSHIP OF NORTH HURON**

OWNER: GJAJ Holdings Ltd. c/o Gary Rutledge
APPLICANT: Ron Davidson Land Planning Consultant Ltd.
FILE NUMBER: **40T17002**
LOCATION: Plan 173, Lots D, E, F, Blyth Ward, Township of North Huron

Draft Conditions 40T17002

The County of Huron's conditions for registration of this subdivision (File 40T17002) are as follows (the following conditions must be met prior to final approval):

Description

1. That this approval applies to the draft plan prepared by GM Blueplan Engineering, certified by Doug Culbert, OLS, dated 13 November 2017, the subdivision showing Lots (shown as Lots 4-7, 9-18, 21-22) for single detached dwellings; five Blocks for townhouses (shown as Blocks 1-2, 8, 19-20); one Block for high density residential (shown as Block 3); and the extension of North Street, and a new street shown as "New Street", on an area of 3.6 hectares.

Roads

2. That road allowances included in the draft plan shall be shown and dedicated as public highways.
3. That roads be developed to a standard acceptable to the Township of North Huron.
4. That the roads shown on the draft plan be named to the satisfaction of the Township of North Huron in accordance with the Township's road naming by-law.
5. That any temporary turning circles, dead ends or open sides of road allowances, including lands abutting open spaces, created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to the Township.
6. The Township of North Huron will require the North Street road extension be constructed at the Developer's expense. Requirements regarding the staging of construction of roads will be established in the subdivision agreement.

Zoning

7. That the Township advise that appropriate zoning is in effect for this proposed subdivision including a holding provision applied to Lot 14 with regards to surface water concerns.

Servicing

8. That the owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of North Huron concerning the provision of roads, installation of services, drainage, and water and sewage capacity.
9. The Township of North Huron will require the North Street water main and sanitary extension and upgrade to the existing water main be constructed at the Developer's expense. Requirements regarding the staging of construction of services will be established in the subdivision agreement.
10. That a street lighting plan be submitted and approved by the Township of North Huron.
11. The owner/developer shall enter into an agreement with Hydro One Networks Inc. regarding electrical services and supply.
12. The developer shall provide telecommunications utilities (phone, television, internet) services to the site in accordance with the terms of the subdivision agreement with the Township.
13. The owner agrees to provide gas installation, the necessary easements and/or agreements required for the provision of gas services for this project, in a form satisfactory to the Township.
14. That such easements as may be required for utilities, including telephone, television cable, internet, gas and hydro or stormwater/drainage purposes shall be granted gratuitously to the appropriate authorities.

Parkland and Landscaping

15. The owner agrees to provide payment-in-lieu of parkland dedication as per Section 51.1 of the Planning Act to the satisfaction of the Township.
16. The owner agrees to provide a minimum of one (1) tree per lot or block to the satisfaction of the Township.

Stormwater Management, Grading and Erosion Control

17. That before commencing any grading or construction, to have prepared a detailed report, drawing and site plans acceptable to the Township of North Huron and the Maitland Valley Conservation Authority which will show:
 - a) A final Stormwater Management Plan (SWM) to be prepared by a qualified engineering consultant for the subject lands to address the pre- and post-development runoff volumes/flows; and
 - b) A lot grading and drainage plan be prepared by a qualified engineering consultant for the overall subdivision drainage scheme; and
 - c) Erosion and sediment control plans detailing how erosion will be controlled on-site and in downstream areas both during and after construction. This plan will include proposed mitigation measures, an inspection and maintenance regime and a restoration protocol.

Phasing

18. That the subdivision may proceed in phases as determined in the detailed design phase. That any road or stormwater management and drainage infrastructure required

for the independent development of any phase shall be completed to the satisfaction of the Township of North Huron and the Maitland Valley Conservation Authority, prior to the registration of the respective Phase.

Canada Post

19. Prior to final approval, the owner shall consult with Canada Post and the Township of North Huron to determine suitable permanent locations for the Community Mail Boxes and that the locations will be included on the appropriate servicing plans.
20. The owner agrees to meet the requirements of Canada Post's January 10th 2018 letter to the satisfaction of Canada Post and the Township.

Agreement

21. That the owner/developer enters into a subdivision agreement with the Township of North Huron to satisfy all servicing, financial and other requirements and that the agreement shall be registered against the lands to which it applies.
22. A copy of the subdivision agreement between the owner/developer and the Township of North Huron shall be provided to the County of Huron Planning and Development Department prior to final approval of this subdivision.

Fees

23. Arrangements shall be made, satisfactory to both the Township of North Huron and the County of Huron, for reimbursement of any legal and/or engineering fees and disbursements incurred by them in connection with the review or approval of this plan of subdivision.

Lapsing

24. The proponent has three (3) years from the date of draft approval of this plan of subdivision to obtain final approval from the County. If final approval is not obtained before three (3) years from the date of draft approval, an extension to draft approval may be considered by the County. It is the applicant's responsibility to request this extension and if an extension is not obtained, then draft approval shall lapse.

Clearances

25. That the County be advised in writing by appropriate agencies how the foregoing conditions have been satisfied (see below for addresses of agencies).

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Huron, Planning and Development Department, quoting the County file number.
2. Portions of the lands covered by this Draft Approval are subject to the Maitland Valley Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulations (Ontario regulation 164/06). As such all

necessary permits are required from the Maitland Valley Conservation Authority for development, site grading and alteration, and interference with a watercourse

3. Comments were received from the Maitland Valley Conservation Authority outlining items that the MVCA will require to be addressed in the final stormwater management report. The final stormwater management report (SWM) and site grading plan must address the following:
 - a) detailed information on how a normal level of treatment is achieved with the proposed swale system given the soil type; and
 - b) confirmation of the capacity of the municipal Whitfield Drain including restrictions caused by the culvert and any vegetation or sediment accumulation in the drain.
4. An application for final approval of this subdivision must be submitted to the County of Huron with copies of the required clearance letters. Be advised that the County of Huron requires a minimum of 2 weeks to review an application for final approval of a plan of subdivision.
5. Clearances are required from the following agencies. If the agency condition concerns provisions in the subdivision agreement, a copy of the agreement should be sent to the agency to expedite clearance of the condition.

Condition # 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, 23

Township of North Huron
Box 90
274 Josephine Street
Wingham, ON, N0G 2W0

Condition # 22, 23, 24, 25

County of Huron Planning & Development
Department
57 Napier Street,
Goderich, Ontario, N7A 1W2

Condition # 17, 18

Maitland Valley Conservation Authority
P.O Box 127
1093 Marietta Street
Wroexeter, ON, N0

Condition # 19, 20

Canada Post
955 Highbury Avenue
London, ON, N5Y 1A3

Condition # 11, 14

Hydro One Networks Inc.
Underground Subdivisions Department
420 Welham Road
Barrie, ON, L4N 8Z2