

The City of Thunder Bay conditions and amendments to final plan approval for registration of this subdivision, File No. 58T-13505 are as follows:

No.	CONDITIONS
1.	That this approval applies for a period of 2 years, ending on January 19, 2028, to the draft plan prepared by J.D. Barnes Ltd., dated June 9, 2014, as redlined, which shows a total of 62 lots for single detached dwellings (Lots 3-47 and 50-68), 4 lots for multiple dwellings (Lots 1, 2, 48, and 49), 3 Blocks for walkways and servicing (Block 70, 73, and 76), five Streets, future road connections (Blocks 10 and 28), 0.3 metre reserves (Blocks 71, 72, 74, 75, 77, and 78).
2.	That Blocks 10, 28, 69, 70, 71, 72, 73, 74, 75, 76, 77, and 78 be conveyed to the City of Thunder Bay.
3.	That the streets, including Block 28 being the extension of Aquamarine Drive and Block 10 being Street 'A', shall be shown, opened, and dedicated as a public highway on the final plan.
4.	That the streets be named to the satisfaction of the Planning Services Division.
5.	That the owner satisfies itself that all lots conform to the requirements of The Zoning By-law, as amended, and the submission of a copy of the final plan and the required lot frontage and area calculations.
6.	That the owner enters into a General Subdivision Agreement satisfactory to the City of Thunder Bay to satisfy all the requirements, financial and otherwise, concerning the provision of roads, multi-use trails, sidewalks, walkways, including walkway Block 19 on Plan 55M-566, parkland, fencing, roads and parks signage, stormwater management, installation of services and drainage.
7.	That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to provide temporary fencing along the transmission corridor and that a permanent 1.5 meter high fence along the mutual property line after construction is completed to the satisfaction of Hydro One Networks Inc.
8.	That the owner satisfies the Parks & Open Spaces Section with respect to the dedication of land for parks purposes and installation of street trees, park trees, and walkway block trees.
9.	That Easements and Agreements as may be required for utility or drainage purposes shall be granted to the appropriate Authority and that the City is to be

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	advised in writing, by the appropriate Authority, as to how this condition has been satisfied.
10.	That prior to entering into a Subdivision Agreement with the City, the Owner shall provide a satisfactory servicing study, stormwater management report, and erosion control plan all prepared by a Professional Engineer confirming the provision of adequate municipal services and addressing stormwater management quantity and quality control requirements, which may include the dedication of additional lands to the City, to the satisfaction of the City Engineer.
11.	That prior to entering into a Subdivision Agreement with the City, the Owner shall enter into an Agreement of Purchase and Sale for the Part 2 on Reference Plan 55R-8139 as these City owned lands are included in the proposed plan of subdivision in the future Stage 4B2. The sale of the lands be finalized and title conveyed to the Applicant/Purchaser prior to the final approval of the proposed plan of subdivision
12.	That prior to final approval, the owner shall prepare a lot grading, drainage, servicing and stormwater management plans to the satisfaction of the City Engineer.
13.	That prior to final approval, the owner shall prepare a lot grading and drainage plan, showing existing and final grades, which is satisfactory to the Hydro One Networks Inc. and that the City is to be advised in writing as to how this condition has been satisfied.
14.	The Subdivision Agreement shall include a clause for the provision of temporary fencing along the edge of the Hydro One Networks Inc. transmission corridor prior to the start of construction at the Owner's expense.
15.	The Subdivision Agreement shall include a clause for the provision of a permanent fence along the edge of the Hydro One Networks Inc. transmission corridor at the Owner's expense.
16.	The Subdivision Agreement shall include a clause that the transmission corridor is not to be used without the express written permission of Hydro One Networks Inc. (HONI) and that during construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The Clause will also contain provisions that the Owner will be responsible for the restoration

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	of any damage to the transmission corridor or HONI facilities resulting from construction of the subdivision.
17.	The Subdivision Agreement shall include a clause for the over-sizing and cost sharing for the extension of the 300mm diameter watermain from the adjacent development, out to Dawson Road, or an approved alternative location, to the satisfaction of the City Engineer.
18.	That prior to entering into a Subdivision Agreement with the City, the route for the extension of the 300mm diameter watermain out to Dawson Road or an approved alternative location, shall be protected by means of a block within the Owner's lands, and/or a right-of-way or easement dedication elsewhere to the City, to the satisfaction of the City Engineer. If necessary, the owner shall obtain any required easements for dedication to the City from adjacent land owners.
19.	That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to include in all offers of purchase and sale for any lot, detailed notices that relate to the following: <ul style="list-style-type: none"><li data-bbox="428 1234 1433 1299">a. Notice that the postal service for the subdivision will be provided by a community mailbox.<li data-bbox="428 1346 1433 1411">b. Notice that the adjacent lands to the west and south of the subdivision are identified for future development.<li data-bbox="428 1457 1433 1522">c. Notice that Lots 1-2, and 48-49 may be developed as multi-unit residential building(s).<li data-bbox="428 1568 1433 1633">d. Notice that the lands are adjacent to an electricity transmission corridor.<li data-bbox="428 1680 1433 1814">e. For Lots 11-42, and 52-61, notice that these lots may be subject to less than normal water pressures, and the dwellings on these lots shall be equipped with a pressure boosting system to maintain water pressure in the dwelling to a minimum of 350KPa (50 psi).<li data-bbox="428 1860 1433 1923">f. Notice that freehold townhouse development will require private easements for rear-yard access, unless alternative access

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provisions for the interior units have been provided to the satisfaction of the City Engineer.

20. That prior to final approval, the owner shall satisfy the City Engineer with respect to servicing the subdivision and providing all required easements.
21. That prior to entering into a Subdivision Agreement with the City, the applicant shall provide an updated traffic impact study prepared by a Professional Engineer showing the proposed street classifications within the developments, the anticipated effects from the development on the existing streets that abut or serve the development, staging recommendations, and access requirements, to the satisfaction of the City Engineer. Any requirements for improvements shall be included in the Subdivision Agreement to the satisfaction of the City Engineer.
22. That prior to final approval, the applicant shall complete a satisfactory soils engineering design brief prepared by a Professional Engineer for the design of the road system, stormwater management facilities, and shall include an appraisal on groundwater conditions in the area and any groundwater control measures, to the satisfaction of the City Engineer.
23. That prior to final approval, the owner shall provide the necessary Easements and enter into any necessary Agreement with Synergy North for the costs of supplying electricity service to the development and that the City is to be advised in writing, by Synergy North how this condition has been satisfied.
24. That prior to final approval, the owner shall provide the necessary Easements and enter into any necessary Agreement with Tbaytel for the provision of telephone service to the development and that the City is to be advised in writing, by Tbaytel how this condition has been satisfied.
25. That prior to final approval, the owner shall provide the necessary Easements and enter into any necessary Agreement with Enbridge Gas Inc. for the provision of gas services to the development and that the City is to be advised in writing, by Enbridge Gas Inc. how this condition has been satisfied.
26. That prior to final approval, the owner shall satisfy the City Engineer that the applicable requirements of the *Environmental Assessment Act* have been met.

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27.	That prior to final approval, the Subdivision Agreement be registered against the title of the lands to which it applies.
28.	That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to stop all work and notify the Ministry of Tourism, Culture and Sport in the event that cultural heritage values are uncovered during construction.
29.	That the Subdivision Agreement between the City and the Owner contain a provision wherein the owner agrees to stop all work and notify the Police, Ministry of Tourism, Culture and Sport, and the Registrar of Cemeteries - Ministry of Government Services in the event human remains are uncovered during construction.
30.	That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to provide curb depressions for Community Mailboxes to the satisfaction of Canada Post.
31.	That prior to final approval of any stage of the development, the owner shall satisfy the Engineering Division and Planning Services that the servicing and access issues for the proposed stage are acceptable.
32.	That prior to final approval of the stage of the development where the existing garage is located, the applicant shall apply for permission and demolish or remove the detached garage located on Lots 23 and 24 to the satisfaction of Building Services and that Planning Services of the City is to be advised in writing, by Building Services how this condition has been satisfied.
33.	That prior to entering into a Subdivision Agreement with the City for the stage of the development where the existing garage and open storage of equipment are located on Lots 23 and 24, the owner shall prepare and submit an Environmental Site Assessment and Record of Site Condition for the subject lands in accordance with the Ministry of Environment, Conservation and Parks Guidelines for Use at Contaminated Sites in Ontario and submitting a Ministry acknowledged Record of Site Condition.
34.	That the Subdivision Agreement between the City and the Owner contain a provision for the construction of fences along the Park Block 69, walkway Blocks

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	70, 73, and 76, and along Block 19 (walkway block) of Plan 55M-566 to the satisfaction of the Parks & Open Spaces Section.
35.	That prior to entering into a Subdivision Agreement with the City for the lands affected by the private easements, being 1304 Dawson Road, the owner shall submit a plan, as agreed to by the owner of 1304 Dawson Road in writing, for the approval of the City Engineer and Building Services, detailing how the existing well, septic field, private easements, and access to the existing residential dwelling are going to be addressed through the proposed development and how that residential dwelling will connect to the City services and utilities.
36.	That the Subdivision Agreement between the City and the Owner contain provisions regarding the approved plan for the lands affected by the private easements, being 1304 Dawson Road.
37.	That prior to entering into a Subdivision Agreement with the City, a hydrogeological assessment prepared by a qualified professional is required to confirm that any existing wells and septic fields on abutting lands will not be compromised as a result of the development, to the satisfaction of the City Engineer. Any requirements for improvements or mitigation works shall be included in the Subdivision Agreement to the satisfaction of the City Engineer.
38.	That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to provide a "no trespassing" sign at the western limit of Wardrope Avenue, Block 10 and Block 73 to advise the general public that lands to the west are privately owned
39.	That the Subdivision Agreement between the City and the owner contain a provision wherein the owner agrees to provide a barrier at the western limit of Wardrope Avenue and Block 10 and Block 73 to the satisfaction of the City Engineer.
40.	That prior to entering into a Subdivision Agreement with the City, that for any lands within the development that may have been affected or potentially affected by the existing septic fields, the owner shall prepare and submit an Environmental Site Assessment and Record of Site Condition in accordance with the Ministry of Environment, Conservation and Parks Guidelines for Use at

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	Contaminated Sites in Ontario and submitting a Ministry acknowledged Record of Site Condition.
41.	That the Subdivision Agreement between the City and the owner contain any clauses or works required as a result of the Environmental Site Assessments and Records of Site Conditions, to the satisfaction of the City Engineer.
42.	That as part of registering the Subdivision Agreement, any lots designated for more than 3-residential units of development, or any commercial development lots, be designated as an area of Site Plan Control.

Note to conditions of Draft Approval:

1. The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 188- Proximity- of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). 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 conductors can raise and lower without warning, depending on the electrical demand placed on the line.