
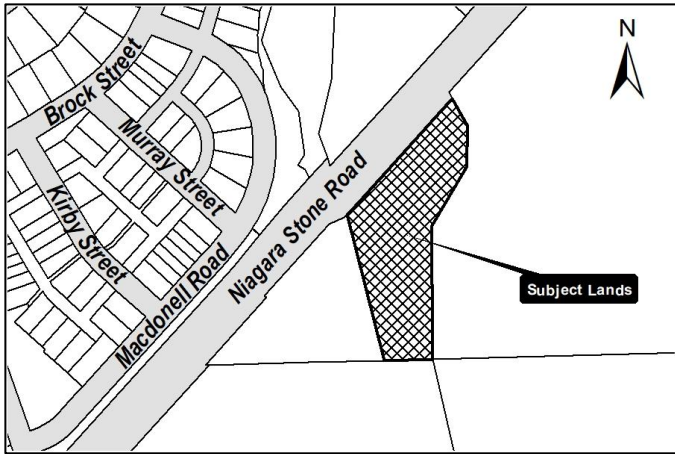


	What:	Notice of Decision for a Modification to an Approved Draft Plan of Vacant Land Condominium (under Section 51 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Approved at the February 24, 2026 Council Meeting
	Regarding:	Modification to an Approved Draft Plan of Vacant Land Condominium “Second Mile Condominium” (File 26CD-18-25-03) 2203 Niagara Stone Road, Niagara-on-the-Lake




What is this?



Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved a Modification to an Approved Draft Plan of Vacant Land Condominium on the subject lands as follows (see the location map):

The modification revised the existing Draft Plan of Vacant Land Condominium (Town File 26CD-18-20-02, approved by Town Council on September 26, 2022) to accommodate the creation of an additional three (3) dwelling units, for a total of nine (9) townhouse dwelling units on the property with access via a private roadway connecting to Niagara Stone Road. The conservation area at the rear of the subject lands will continue to be protected and maintained. The modified Draft Plan and Conditions of Approval are attached to this Notice.



The last date for filing a notice of appeal is March 17, 2026.

A notice of appeal:

- i. must be filed with the Town Clerk;
- ii. must set out the reasons for the appeal; and
- iii. must be accompanied by the fee required by the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this amendment may be made by filing a notice of appeal with the Town Clerk by one (1) of the following means:

- Through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Niagara-on-the-Lake as the Approval Authority; or,
- Through providing physical copies of the appeal materials to Town Hall at the address below; or,
- Through providing electronic copies of the appeal materials to the Town Clerk at clerks@notl.com.

The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of

Finance, Province of Ontario). Further information and the required forms are available on the OLT website at www.olt.gov.on.ca.

Further notice and appeal eligibility:

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed Modification to an Approved Draft Plan of Vacant Land Condominium to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Any of the Conditions of Approval may be appealed at any time before final approval of the plan of condominium by the applicant, public body, a specified person, the Minister and the Town by filing a notice of appeal with the Town Clerk. You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of condominium if you have made a written request to be notified of changes.



No person or public body shall be added as a party to the hearing of the appeal of the decision of Town Council, including conditions and any changed conditions, unless the person or public body, before Town Council made its decision, made oral submissions at a public meeting or written submissions to Town Council, or made a written request to be notified of changes to conditions, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

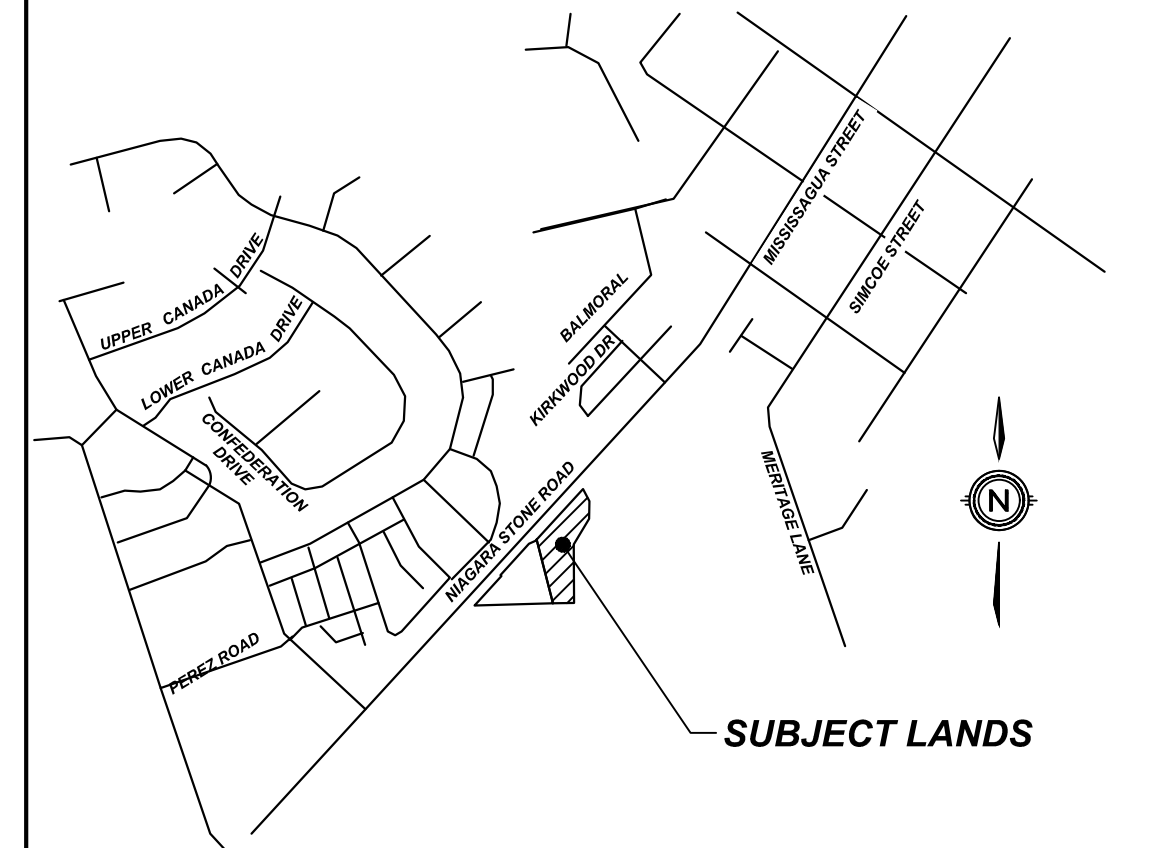
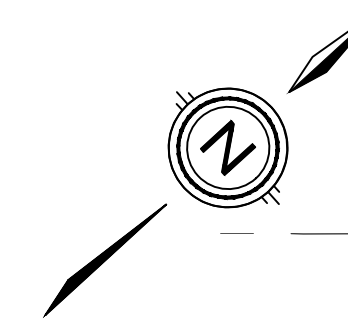
Third party appeals are restricted for this application as per Bill 185, *Cutting Red Tape to Build More Homes Act, 2024. Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by the *Planning Act 1(1)*), and any “public body” (as defined by the *Planning Act 1(1)*).

Dated at the Town of Niagara-on-the-Lake, **February 25, 2026**

Grant Bivol, Town Clerk (clerks@notl.com or 905-468-3266)

Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0

2203 NIAGARA STONE ROAD NIAGARA-ON-THE-LAKE



KEY PLAN N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOT 218, REGISTERED PLAN M-11
IN THE TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF
NIAGARA-ON-THE-LAKE FOR APPROVAL.

HUMMEL PROPERTIES INC. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

Brent Laroque

SEPTEMBER 18, 2020 DATE
BRENT LAROQUE, B.Sc., OLS, OLIP

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

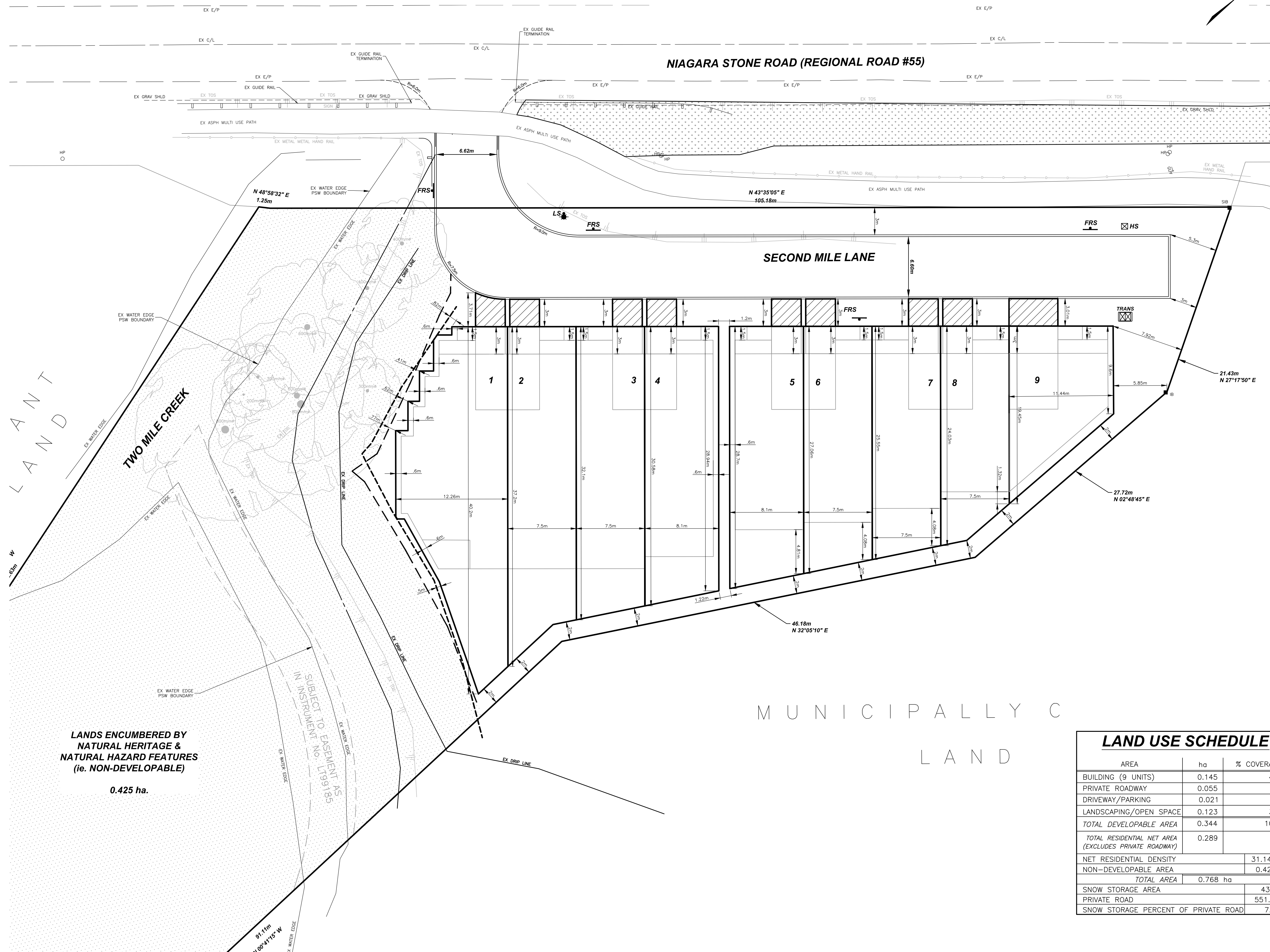
- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) RESIDENTIAL
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

UNIT No.	UNIT AREA	EXCL. USE AREA
	SQ. M	SQ. M
1	348.42	10.50
2	255.27	9.75
3	235.03	9.75
4	241.07	9.75
5	225.84	9.75
6	197.29	9.75
7	185.91	9.75
8	167.43	9.75
9	165.99	16.04
TOTAL UNIT AREA	2022.248	
TOTAL EXCL USE	94.79	
TOTAL LANDSCAPE	5560.38	
TOTAL LOT AREA	7677.42	

#	REVISION	DATE	INIT
4	REVISED PER COMMENTS (2025-10-17)	2025-10-21	TA
3	REVISED UNIT 1 DESIGN & PER TOWN COMMENTS	2021-11-03	DH
2	REVISED PER TOWN COMMENTS (2022-06-27)	2022-08-12	GS
1	REVISED PER TOWN'S COMMENTS	2022-03-30	MK
0	ISSUED FOR REVIEW	2021-11-09	MK



DRAWING TITLE	DRAFTING	TA
REDLINE DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	OCTOBER 21, 2025
	PRINTED	OCTOBER 21, 2025
	SCALE	1:200
	DWG No.	1308-DP
	REV	4



LANDS ENCUMBERED BY
NATURAL HERITAGE &
NATURAL HAZARD FEATURES
(ie. NON-DEVELOPABLE)

0.425 ha.

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (9 UNITS)	0.145	42.15
PRIVATE ROADWAY	0.055	15.99
DRIVEWAY/PARKING	0.021	6.10
LANDSCAPING/OPEN SPACE	0.123	35.76
TOTAL DEVELOPABLE AREA	0.344	100.00
TOTAL RESIDENTIAL NET AREA (EXCLUDES PRIVATE ROADWAY)	0.289	
NET RESIDENTIAL DENSITY		31.14u/ha
NON-DEVELOPABLE AREA		0.424 ha
TOTAL AREA	0.768 ha	
SNOW STORAGE AREA		43.88m ²
PRIVATE ROAD		551.91m ²
SNOW STORAGE PERCENT OF PRIVATE ROAD		7.95%

File: 26CD-18-25-03
Draft Approval Date: _____ (date after last day for appeal of Council decision)
Lapse Date: _____

Town of Niagara-on-the-Lake
Conditions of Draft Plan Approval of Vacant Land Condominium

The conditions of draft plan approval and registration for lands legally described as Part Lot 218 Plan M11, being Parts 2 & 3 on Reference Plan 30R-13350, File 26CD-18-25-03 are as follows:

1. That this approval applies to the Draft Plan of Vacant Land Condominium prepared by Upper Canada Consultants, dated October 21, 2025, for lands located on the southeast side of Niagara Stone Road, legally described as Part Lot 218 Plan M11, being Parts 2 & 3 on Reference Plan 30R-13350, Town of Niagara-on-the-Lake, Regional Municipality of Niagara, showing 9 vacant land units for townhouse dwellings, a private road and common areas for landscaping and environmental protection.
2. That the owner enters into one or more agreements with the Town of Niagara-on-the-Lake (the "Town") agreeing to satisfy all requirements, financial and otherwise, of the Town including the provision of services, roads, signage, grading, drainage, trees, streetlighting and sidewalks. The agreement shall also specifically prohibit development on the lands, save and except for model homes until such time as sanitary sewers can be adequately provided.
3. 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.
4. That the development 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*.
5. That the owner agrees in the development agreement that any outstanding taxes will be paid prior to the registration of the final plan.
6. That the owner provides a preliminary condominium plan and a letter to the Director of Planning, Building and Development Services stating how all conditions of draft plan approval have been satisfied at the time of request for condition clearance.
7. That the owner pays the Town cash-in-lieu of parkland dedication pursuant to the provisions of the *Planning Act*, based on an appraisal prepared by a qualified person and approved by the Town.
8. That the owner receives final approval from the Town for a Site Plan to implement the requirements of the Draft Plan of Vacant Land Condominium.

9. That the owner submits a landscape plan, streetscape plan and proposed dwelling elevations for the future site plan application for the review of the Town's Urban Design Review Panel, with approval to the satisfaction of the Director of Planning, Building and Development Services.
10. That the design drawings for the water, sanitary sewer and stormwater drainage systems required to service this development be submitted to the Regional Infrastructure Planning and Development Division, the Town's Public Works and Infrastructure Department and the Town's Fire and Emergency Services Department for review and approval.
11. That the owner agrees to the following requirements in the development agreement:
 - (a) That all infrastructure works will be constructed to current Town specifications.
 - (b) That all sanitary sewer, watermain and storm sewer construction will be in accordance with current Town specifications and submitted to the Town's Public Works and Infrastructure Department for approvals.
 - (c) That all construction plans and supporting reports will be subject to a peer review at the owner's cost.
 - (d) That all the proposed infrastructure will be subject to the Town's inspection at the owner's expense including qualitative and quantitative tests made of any materials used in the construction of any works.
 - (e) That a site alteration and sediment control plan is submitted to the Town's Public Works and Infrastructure Department for approval.
 - (f) That the owner will be required to submit an overall lot grading plan to be approved by the Town's Public Works and Infrastructure Department and Building Department noting both existing and proposed grades including apron and top and foundation elevations and the means whereby overland flows will be accommodated across the site and that the grading plan shall provide that the maximum height of the concrete showing on the foundation shall not be more than 30.48 cm (12 inches) above the final approved grade elevation.
 - (g) That the centerline radius of all intersections in the development shall meet the Fire Department, Ontario Building Code requirements and Regional requirements (if applicable) for waste collection and emergency access.
 - (h) That a street lighting design/plan is submitted to the Town's Public Works and Infrastructure Department for approval and constructed to Town standards.
 - (i) That a streetscape plan of the internal streets illustrating the location of street trees, pavement markings, community mailbox locations, hydrants, regulatory and no parking signs and street lighting is submitted to the Town's Public Works and Infrastructure Department and Planning, Building and Development Services for review and approval.

- (j) That the owner agrees to implement the approved stormwater management, erosion and sediment control measures.
 - (k) That the road and road entrance designs are constructed to current Town and Regional standards and approved by the Town and Region of Niagara.
12. That the internal private watermain system be metered in a chamber at the property line before entering the condominium corporation lands.
 13. That each unit within the condominium corporation will have its own individual water meter.
 14. That the development agreement includes a statement that the condominium corporation will be responsible for the difference between the amount of metered water entering the development and the total amount of water individually billed to each unit on an annual basis.
 15. That the development agreement includes a statement that the private internal water system will be subject to annual inspections and maintenance by the Town's Public Works and Infrastructure Department and that the costs associated with those inspections and maintenance will be borne by the condominium corporation.
 16. That the owner agrees in the development agreement to grant to the Town any required easements for services or utilities.
 17. That the owner provides sufficient space to accommodate snow storage within the development and that the development agreement includes a clause that the condominium corporation will not plow snow into the municipal and/or Regional road allowance.
 18. That the development agreement includes a clause indicating that all infrastructure within the development is private and owned by the condominium corporation.
 19. That the private road within the development be named to the satisfaction of the Town, in accordance with the Town's Municipal Street Naming Policy.
 20. That the owner agrees in the development agreement that during the construction of the development site that 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 as per Town's Street Cleaning Policy for new developments (Policy CDS-PLG-005).
 21. That the following clauses be included in the development agreement between the owner and the Town:
 - (a) *Should deeply buried archaeological remains/resources be found during construction activities, all activities impacting archaeological resources must cease immediately, and the proponent must notify the Archaeology Programs Unit of the Ministry of Citizenship and Multiculturalism ("MCM") (416-212-8886) and contact a licensed archaeologist 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 (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MCM 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.

- (b) The owner is advised that the property abuts an important natural area that supports local wildlife and contributes to the Town's biodiversity (woodlands, wetlands, and a watercourse).*
- (c) The owner agrees to not remove plantings within the restoration area without prior approval from the Town and/or Region, and to ensure that all plantings within the restoration area remain healthy and are maintained in good condition. Dead or diseased plantings shall be replaced and the replacement plantings may differ from the originally approved species, provided that they continue to comply with applicable conservation and environmental guidelines, are suitable for the location, and approval is granted from the Town and/or Region. For greater clarity, the restoration area is located southwest of the "15.0m PSW Boundary Setback and Limit of Construction" delineation on the Landscape Plan, prepared by James McWilliam Landscape Architect, dated June 10, 2025, being on the southwest side of Unit 1.*
- (d) The applicant shall contact Enbridge Gas Distribution's Customer Connections department 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.*
- (e) 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.*
- (f) Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.*
- (g) In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department.*
- (h) 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.*

- (i) *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.*
22. That the condominium agreement contain wording wherein the owner agrees to implement the following mitigation measures as described in the Environmental Impact Study (EIS) and EIS Addendums prepared by Beacon Environmental Limited (dated December 2013, September 21, 2018, and May 3, 2021, respectively), including but not limited to:
- (a) That vegetation removals be undertaken between October 1st and March 14th, outside of both the breeding bird nesting period and active bat season. A survey for active bird nests should be conducted prior to any vegetation removal or site alteration planned to occur during this window.
 - (b) That permanent fencing be provided adjacent to the natural heritage features, to the satisfaction of the Niagara Region. A no-gate bylaw is recommended to reduce human encroachment, including any structures, gardens, compost piles, garden waste, and limit the movement of pets into the adjacent natural areas.
 - (c) That any security lighting to be installed on buildings should be directed away from natural areas to minimize ambient light exposure to the adjacent natural areas.
 - (d) That excavation and construction work be designed and staged to ensure that no encroachment into the 15 m buffer lands is required.
23. That an Erosion and Sediment Control (ESC) Plan be prepared for review and approval by the Director of Planning, Building and Development Services, in consultation with the Niagara Region. All ESC measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized. Muddy water shall not be allowed to leave the site.
24. That a Grading Plan be provided to the satisfaction of the Director of Planning, Building and Development Services, in consultation with the Niagara Region, that demonstrates that existing overland flow patterns are maintained and that no grading within the natural heritage features and/or their buffers will occur. The Grading Plan shall designate specific locations for stockpiling of soils and other construction materials that will be at a minimum of 30 metres from the Provincially Significant Wetland and a minimum of 10 metres from the dripline of any trees to be retained.
25. That a Tree Preservation Plan (TPP) be provided to the satisfaction of the Director of Planning, Building and Development Services, in consultation with the Town's Urban Forestry Officer. The TPP shall be prepared by a qualified professional, preferably by a Certified Arborist or qualified member of the Ontario Professional Foresters Association, in accordance with the Region's Woodland Conservation By-law. The TPP is to be done in conjunction with the Site Plan and Grading Plan and shall specifically include the location and installation details associated with tree hoarding fencing, which is required to be installed prior to the initiation of any development and/or site alteration on the subject lands.

26. That the owner agrees to implement the Landscape Plan, prepared by James McWilliam Landscape Architect, dated June 10, 2025.
27. That the owner shall provide cost estimates for all landscaping and restoration works as part of the future development agreement, along with a letter signed by a qualified landscape architect confirming that all plantings have been completed in accordance with the registered landscape plan, to the satisfaction of the Director of Planning, Building and Development Services, in consultation with the Niagara Region. Securities will be held and released in accordance with this condition, subject to a one-year maintenance period that coincides with at least one full growing season (defined as the time between the last spring frost and the first autumn frost). The final inspection to confirm successful establishment, and to permit release of securities, shall occur during the growing season.
28. That the condominium agreement contain wording wherein the Owner agrees to implement the approved Erosion and Sediment Control Plan, Grading Plan and Tree Preservation Plan.
29. That the owner provides a written acknowledgement to Niagara Region stating that draft approval of this condominium 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.
30. That the owner submits a written undertaking to Niagara Region that all offers and agreements of Purchase and Sale, which may be negotiated prior to registration of this condominium, shall contain a clause indicating that a servicing allocation for this development will not be assigned until the plan is registered, and a similar clause be inserted in the development agreement.
31. That prior to final approval for registration of this plan of condominium, 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 Compliance Approval from the Ministry of the Environment, Conservation and Parks.
32. That the owner/contractor be required to contact the Niagara Region Operations and Maintenance Managers for Area 3 a minimum of one month in advance of the construction of new servicing along Niagara Stone Road, and again for follow-up confirmation three business days prior to construction.
33. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the development and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks documents entitled Stormwater Management Planning and Design Manual March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to Niagara Region Planning and Development Services for review and approval:
 - (a) 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; and

(b) Detailed erosion and sedimentation control plans.

34. That the owner submits a stormwater management study to Niagara Region for review and approval. The study shall ensure that site stormwater run-off does not negatively impact upon the Region's road allowance and that post-development flows do not exceed pre-development flows (in quantity and quality).
35. That the development agreement between the owner and the Town contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with Condition 34 (detailed stormwater management plan) and Condition 35 (stormwater management study).
36. That the condominium agreement includes a clause requiring the owner to implement the recommendations (Table 3) of the Addendum Letter #2 to the Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd. (dated August 20, 2025), including the provision for adding central air conditioning.
37. That the condominium agreement includes a clause requiring verification from a qualified acoustical consultant that the noise control measures have been properly installed during construction.
38. That the owner agrees to include the following warning clauses in all Agreements of Purchase and Sale or Lease or Occupancy for all units, as outlined in the Addendum Letter #2 to the Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd. (dated August 20, 2025), and that they are also included in the condominium agreement:
 - (a) *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 level may exceed the noise criteria of the municipality and/or the Ministry of the Environment, Conservation and Parks.*
 - (b) *This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the municipality and/or the Ministry of the Environment, Conservation and Parks.*
 - (c) *Purchasers/occupants are advised that due to the proximity of the existing community centre/library building, restaurant and winery, sound from these facilities may, at times, be audible.*
39. That the owner agrees to include the following warning clauses in all Agreements of Purchase and Sale or Lease or Occupancy for each of the dwelling units, and that they also be included in the condominium agreement:
 - (a) *Purchasers/occupants are advised that the property abuts an important natural area that supports local wildlife and contributes to the Town's biodiversity (woodlands, wetlands, and*

a watercourse). To help maintain the ecological integrity of this feature, purchasers/occupants are encouraged to:

- Use native, locally appropriate, non-invasive plants in all landscaping and garden areas;*
- Avoid the introduction or spread of invasive species (e.g., periwinkle, Norway maple, burning bush, common reed, etc. should be avoided); and*
- Consider limited use of fertilizers, pesticides, and other chemicals.*

(b) These lands are in proximity to lands designated for agricultural uses. The lands may be subject to noise, odour, and/or dust from nearby agricultural operations, which may interfere with some activities of the dwelling occupants.

(c) Purchasers/tenants are advised that if the development does not comply with Niagara Region's Procedure for Requirements for Waste Collection, then waste collection for the site is the responsibility of the owner through a private contractor and not Niagara Region.

40. To be eligible for regional waste collection services, the owner ensure all streets and development blocks can permit access to and egress from collection locations throughout all phases of development, in accordance with Niagara Region's Procedure for Requirements for Waste Collection. On any streets where through passage is not provided/maintained, the owner shall provide a temporary cul-de-sac / turnaround area designed according to the required minimum dimensions.
41. That the owner will be required to submit an Application for Commencement of Collection in order to initiate regional waste collection services at the new development (if eligible). Applicable terms and conditions are listed on the agreement form.
42. That the owner is advised that in order to receive regional waste collection services on private roadways and/or properties (if eligible), a properly executed Indemnity Agreement must be submitted to Niagara Region by the owner or by a property management company with signing authority for the owner.
43. That the development agreement between the owner and the municipality 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.
44. That the owner dedicates easements over the required 4.5 metre x 4.5 metre daylighting triangles on either side of the site access from Regional Road 55 (Niagara Stone Road).
45. That prior to any construction within the Regional Road 55 (Niagara Stone Road) road allowance, the owner shall obtain the required Regional Construction Encroachment and/or Entrance Permits from Niagara Region's Transportation Services Division, Public Works Department.
46. That a Buffer Planting Plan/Landscape Plan to the satisfaction of the Niagara Peninsula Conservation Authority (NPCA) be circulated to the NPCA office for review and approval.

47. That an Erosion and Sediment Control Plan to the satisfaction of the NPCA be circulated to the NPCA office for review and approval.
48. That a Construction Phasing/Sequencing plan to the satisfaction of the NPCA be circulated to the NPCA office for review and approval. This plan should specifically identify how the construction of Lot/Unit 1 will be conducted such that the 15 m wetland buffer is not impacted by construction.
49. That a Grading Plan to the satisfaction of the NPCA be circulated to the NPCA office for review and approval.
50. That permanent fencing (black vinyl-coated chain-link fencing at a minimum height of 1.5 metres) be installed along the 15 m buffer to the Provincially Significant Two and One Mile Creek Wetland Complex.
51. That the owner enters into a separate agreement with Niagara-on-the-Lake Hydro for the provision of hydro services for the development.
52. The owner shall complete to the satisfaction of the Director of Public Works and Infrastructure of the Town of Niagara-on-the-Lake and Canada Post:
 - (a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i. That the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii. 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.
 - (b) The owner further agrees to:
 - i. 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;
 - ii. 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;
 - iii. 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.
 - iv. Determine the location of all centralized mail receiving facilities in cooperation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

Clearance of Conditions

Prior to granting final approval for the condominium plan, the Town of Niagara-on-the-Lake Planning, Building and Development Services Department requires **written notification** from the following agencies that their respective conditions have been met satisfactorily.

Department or Agency	Conditions
Town Planning, Building and Development Services	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 21(a-c), 22, 23, 24, 25, 26, 27, 28, 39 (a, b)
Town Corporate Services	4, 5, 7
Town Public Works and Infrastructure	10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 52
Town Community and Protective Services (Fire and Emergency)	10, 11 (g)
Niagara Region	10, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 (c), 40, 41, 42, 43, 44, 45
Niagara Peninsula Conservation Authority	46, 47, 48, 49, 50
NOTL Hydro	51
Canada Post	52
Enbridge Gas	21(d-h)
Bell Canada	21(i)

Clearance of the conditions of final approval should be coordinated with the following contacts:

Department or Agency	Contact Name	Address	Phone	Email
Town Planning, Building and Development Services	John Henricks, Interim Director of Planning, Building and Development Services	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	john.henricks@notl.com
Town Public Works and Infrastructure Department	Jordan Frost, Director of Public Works and Infrastructure	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	jordan.frost@notl.com
Town Community and Protective Services	Jay Plato, Fire Chief	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	jay.plato@notl.com

Town Corporate Services Department	Grant Bivol, Town Clerk	1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0	(905) 468-3266	clerks@notl.com
Niagara Region	Katie Young, Senior Planner	1815 Sir Isaac Brock Way, P.O. Box 1042, Thorold, ON, L2V 4T7	(905) 980-6000 x3727	katie.young@niagararegion.ca
Niagara Peninsula Conservation Authority	Taran Lennard, Watershed Planner II	3350 Merrittville Highway, Unit 9 Thorold, ON L2V 4Y6	(905) 788-3135 x277	tlennard@npca.ca
Niagara-on-the-Lake Hydro	Kevin Sidey, Senior Engineering Technologist	8 Henegan Road, P.O. Box 460, Virgil, ON, L0S 1T0	(905) 468-4235 x530	ksidey@notlhydro.com
Canada Post	Andrew Carrigan, Delivery Services Officer	955 Highbury Ave. N. London, ON N5Y 1A3	(226) 268-5914	andrew.carrigan@canadapost.postescanada.ca
Enbridge Gas	Willie Cornelio, Senior Analyst, Municipal Planning	500 Consumers Road, North York, ON M2J 1P8	(416) 495-6411	municipalplanning@enbridge.com
Bell Canada				planninganddevelopment@bell.ca

Review of Conditions

Should any of the conditions appear unjustified or their resolution appear onerous, requests to revise or remove conditions may be presented by the owner to the Committee of the Whole. The Committee will consider requests to revise or delete conditions, subject to ratification by Town Council.