

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: January 03, 2023 **CASE NO(S):** OLT-22-003430
(Formerly PL111148)
OLT-22-003473
(Formerly PL131373)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Latiq Qureshi
Subject: Proposed Official Plan Amendment No. P13-MOP 08.0
Municipality/UT: Mississauga/Peel
OLT Case No.: OLT-22-003430
Legacy Case No.: PL111148
OLT Lead Case No.: OLT-22-003430
Legacy Lead Case No.: PL111148
OLT Case Name: Qureshi v. Mississauga (City)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: Latiq Qureshi
Subject: Request to amend the Official Plan – Failure of the City of Mississauga to adopt the requested amendment
Description: To permit a plan of subdivision and the retention of the Hammond House
Reference Number: OZ 12/013
Property Address: 2625 Hammond Road
Municipality/UT: Mississauga/Peel
OLT Case No.: OLT-22-003473
Legacy Case No.: PL131373
OLT Lead Case No.: OLT-22-003473
Legacy Lead Case No.: PL131373
OLT Case Name: Qureshi v. Mississauga (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: Latiq Qureshi
 Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision
 Description: To permit a plan of subdivision and the retention of the Hammond House
 Reference Number: OZ-12/013
 Property Address: 2625 Hammond Road
 Municipality/UT: Mississauga/Peel
 OLT Case No.: OLT-22-003474
 Legacy Case No.: PL131374
 OLT Lead Case No.: OLT-22-003473
 Legacy Lead Case No.: PL131373

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Latiq Qureshi
 Subject: Proposed Plan of Subdivision – Failure of Approval Authority to make a decision
 Description: To permit a plan of subdivision and the retention of the Hammond House
 Reference Number: 21T-12004C
 Property Address: 2625 Hammond Road
 Municipality/UT: Mississauga/Peel
 OLT Case No.: OLT-22-003475
 Legacy Case No.: PL131375
 OLT Lead Case No.: OLT-22-003473
 Legacy Lead Case No.: PL131373

Heard: August 29, 2022 by Video Hearing

APPEARANCES:

Parties

Latiq Qureshi
 City of Mississauga

Counsel

Scott Snider
 Micah Goldstein

**MEMORANDUM OF ORAL DECISION DELIVERED BY HUGH S. WILKINS ON
AUGUST 29, 2022 AND ORDER OF THE TRIBUNAL**

INTRODUCTION

[1] This Decision arises from a settlement hearing regarding appeals brought by Latiq Qureshi (“Appellant”) regarding the failure of the City of Mississauga (“City”) to make decisions regarding the Appellant’s applications for proposed Official Plan and Zoning By-law Amendments and its application for a draft Plan of Subdivision to facilitate residential development on the lands located at 2625 Hammond Road (“subject property”).

[2] The subject property is roughly 0.87 hectares (“ha”) in size with 95.87 metres (“m”) of frontage on Hammond Road and 95.72 m of frontage on King Forrest Drive. A heritage dwelling (Hammond House), which is designated under the *Ontario Heritage Act*, is located on the southern portion of the subject property and the northern portion of the property includes a treed area and a watercourse, which forms part of Loyalist Creek.

[3] The subject property is presently designated as “Neighbourhood” on Schedule 1 (Urban System), “Green System” on Schedule 1 (Urban System) and Schedule 1a (Green System), “Public and Private Open Space” on Schedule 4 (Parks and Open Spaces), and “Greenlands and Residential Low Density II” on Schedule 10 (Land Use Designations) of the City’s Official Plan. The proposed Official Plan Amendments would reconfigure the Green System on Schedules 1 and 1a, add a “Natural Hazard Lands” designation on Schedule 3 (Natural System), reconfigure the Public and Private Open Space designation on Schedule 4, and reconfigure the Residential Low Density II and Green System designations on Schedule 10 for the subject property.

[4] The subject property is presently zoned as “Residential One (R1)” under the City’s Zoning By-law No. 0225-2007 with the northern portion of the subject property zoned with a “Greenlands overlay”. The proposed Zoning By-law Amendment would rezone the main portion of the subject property to “Residential Three Exception 72 (R3-72)”, which would

permit three detached dwellings on lots with site-specific frontages and setbacks, and would rezone the remaining portion of the property to “Greenlands – Natural Hazards (G1)”, which would permit natural areas conservation and flood control uses.

[5] On August 12, 2022, the Appellant informed the Tribunal that the Parties had reached a proposed settlement.

[6] The Tribunal convened a settlement hearing on August 29, 2022.

[7] The Appellant states that an associated official plan appeal (not the Official Plan Amendment appeal that is presently before the Tribunal) and an associated costs appeal are both being withdrawn as agreed to by the Parties in the proposed Minutes of Settlement regarding these proceedings.

ISSUES

[8] When adjudicating official plan and zoning by-law amendment appeals and draft plan of subdivision appeals, the Tribunal must determine whether the proposed instruments:

- a) are consistent with policy statements issued by the Minister (in this case, the Provincial Policy Statement, 2020 (“PPS”));
- b) conform with applicable provincial plans (in this case, the Growth Plan for the Greater Golden Horseshoe, 2019, as amended (“Growth Plan”)); and,
- c) represent good planning.

[9] For a zoning by-law amendment appeal, the Tribunal must also determine whether the proposed amendment conforms with applicable official plans (in this case, the Official Plan of the Region of Peel (“Region”) and the City’s Official Plan).

[10] For draft plan of subdivision appeals, the Tribunal must have regard to the criteria set out in s. 51(24) of the *Planning Act* and determine whether the proposed draft plan conditions are reasonable under s. 51(25) of the *Planning Act*.

[11] Further, for each of these types or appeals, the Tribunal must have regard to the matters of provincial interest set out in s. 2 of the *Planning Act* and have regard to the information and materials that City Council received in relation to the matters under s. 2.1(2) of the *Planning Act*.

EVIDENCE AND SUBMISSIONS

[12] The Appellant filed an affidavit in support of the proposed settlement sworn by Martin Quarcoopome, dated August 23, 2022. Mr. Quarcoopome is a land use planner. He also provided oral testimony at the settlement hearing. The Tribunal qualified him to provide opinion evidence in the area of land use planning.

[13] The City supports the proposed settlement and did not provide evidence at the settlement hearing. The Credit Valley Conservation Authority did not attend the settlement hearing.

[14] At the settlement hearing, Mr. Quarcoopome stated that the proposed development would consist of three new detached dwellings on three new lots. He said the heritage dwelling (Hammond House) would be retained on a new separate lot and a 3,300 square metre block in the northern portion of the subject property would be designated “Greenlands”, “Public and Private Open Space” and “Natural Hazard Lands” and conveyed to the City.

[15] Mr. Quarcoopome opined that the proposed instruments are consistent with the PPS. He said the proposed instruments would promote growth and development within an existing settlement area, provide for an efficient development and land use pattern, and provide for a range of residential lot sizes and housing options. He said the subject property has access to existing infrastructure and public services and is close to public transit. He also said the proposed instruments provide for open space to protect natural features and protects and conserves the Hammond House heritage building.

[16] Mr. Quarcoopome opined that the proposed instruments conform with the Growth Plan. He said the proposed instruments facilitate the provision of a variety of residential options in the area, protect natural heritage features and built cultural resources, and contribute to the local housing supply. He reiterated that the subject property is located close to nearby commercial uses and public services and facilities and public transit, and has access to municipal infrastructure and services.

[17] Mr. Quarcoopome opined that the proposed instruments conform with the Region's Official Plan. He stated that the subject property is designated as "Urban Area" under Map 1 (Regional Structure) and "Other Rapid Transit Corridor" under Map G (Rapid Transit Corridors) of the Region's Official Plan. He said the proposed instruments would facilitate development in the Urban Area designated area, provide for intensification along a transit corridor, and facilitate the efficient use of existing services and infrastructure on a property located close to local amenities and services. He reiterated that the proposed instruments preserve and protect the natural and cultural heritage resources on the subject property.

[18] Mr. Quarcoopome opined that the proposed Zoning By-law Amendment conforms with the City's Official Plan. He reiterated that the proposed Zoning By-law Amendment would preserve and protect the natural heritage features and built cultural heritage resources on the subject property. He said it would facilitate housing on lands that have access to municipal infrastructure and services and are close to local amenities and services. He said the proposed development would respect the existing development

pattern by adding lots that are similar in size to existing neighbouring lots and by having appropriate setbacks. He said it would provide built form that complies with the Official Plan's requirements for the local Sheridan Neighbourhood Character Area. He said the proposed development would provide for a density of 7.5 units per net residential hectare, which he opined is appropriate for a low-density residential area such as that in which the subject property is located. He stated that given the small size of the proposed development, local traffic is not expected to be impacted by it.

[19] Mr. Quarcoopome stated that in assessing the proposed draft Plan of Subdivision he had regard to the criteria set out in s. 51(24) of the *Planning Act*. He opined that the draft Plan of Subdivision addresses the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality. He said the proposed draft Plan of Subdivision conforms with the applicable official plans and adjacent development, uses a suitable site for development, connects with the existing road network, and uses existing municipal services.

[20] Mr. Quarcoopome opined that the proposed conditions for the proposed draft Plan of Subdivision are standard conditions and are reasonable in accordance with the requirements in s. 51(25) of the *Planning Act*. He noted that the completion of a functional servicing and stormwater management report is a condition for the proposed draft Plan of Subdivision.

[21] Mr. Quarcoopome stated that he has had regard to the matters of provincial interest set out in s. 2 of the *Planning Act*, including those in relation to: the protection of ecological systems; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the orderly development of safe and healthy communities; accessibility for persons with disabilities; the adequate provision of a full range of housing; the appropriate location of growth and development; and the promotion of appropriate built form.

FINDINGS

[22] Based on Mr. Quarcoopome's opinion evidence, the Tribunal finds that the proposed instruments are consistent with the PPS and conform with the Growth Plan and the Region's Official Plan. It also finds that the proposed Zoning By-law Amendment conforms with the City's Official Plan. The Tribunal has had regard to the criteria set out in s. 51(24) of the *Planning Act* and finds that the proposed draft Plan of Subdivision is appropriate. It also finds that the proposed conditions of draft Plan of Subdivision are reasonable and in accordance with s. 51(25) of the *Planning Act*. The Tribunal has had regard to the matters of provincial interest in s. 2 of the *Planning Act* as well as the information and materials that City Council received in relation to these matters. The Tribunal finds that the proposed instruments constitute good planning.

ORDER

[23] The Tribunal orders that the appeals are allowed, in part.

[24] The Tribunal orders that the City of Mississauga's Official Plan is amended in the manner set out in Attachment 1 to this Order and Decision.

[25] The Tribunal orders that the City's Zoning By-law No. 0225-2007 is amended in the manner set out in Attachment 2 to this Order and Decision. The Tribunal authorizes the municipal clerk to assign a number to this by-law for record keeping purposes.

[26] The Tribunal orders that the proposed draft Plan of Subdivision, dated March 30, 2022, and attached as Attachment 3 to this Order and Decision is approved subject to the fulfilment of the conditions set out in Attachment 4 to this Order and Decision.

“Hugh S. Wilkins”

HUGH S. WILKINS
VICE-CHAIR

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

Amendment No. 78

to

Mississauga Official Plan

Amendment No. 78
to
Mississauga Official Plan

The following text and Maps "A", "B", "C", "D" and "E" attached constitutes Amendment No. 78.

PURPOSE

The purpose of this Amendment is to change the Greenlands and Residential Low Density II land use designation boundaries on the subject lands.

LOCATION

The lands affected by this Amendment are located at 2625 Hammond Road, south of Dundas Street West and east of Erin Mills Parkway. The subject lands are located in the Sheridan Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Residential Low Density II which permits detached and semi-detached dwellings, duplex dwellings, triplexes and street townhouses.

The subject lands are also designated Greenlands which are generally associated with natural hazards and natural areas.

An Official Plan Amendment is required in order to refine the delineation of the Greenlands land use designation which are identified as Natural Hazards, and to refine the delineation of the Residential Low Density II land use designation to allow for appropriate low density residential development.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the Green System boundaries, as shown on Map "A" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by changing the Green System boundaries, as shown on Map "B" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by adding lands to the Natural Hazards and Significant Natural Areas and Natural Green Spaces, as shown on Map "C" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by changing the Public and Private Open Spaces boundaries, as shown on Map "D" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designations of portions of the subject lands from Greenlands to Residential Low Density II and from Residential Low Density II to Greenlands, as shown on Map "E" of this Amendment.

IMPLEMENTATION

Upon receipt of the Ontario Land Tribunal's Final Order, Mississauga Official Plan will be amended in accordance with the Order.

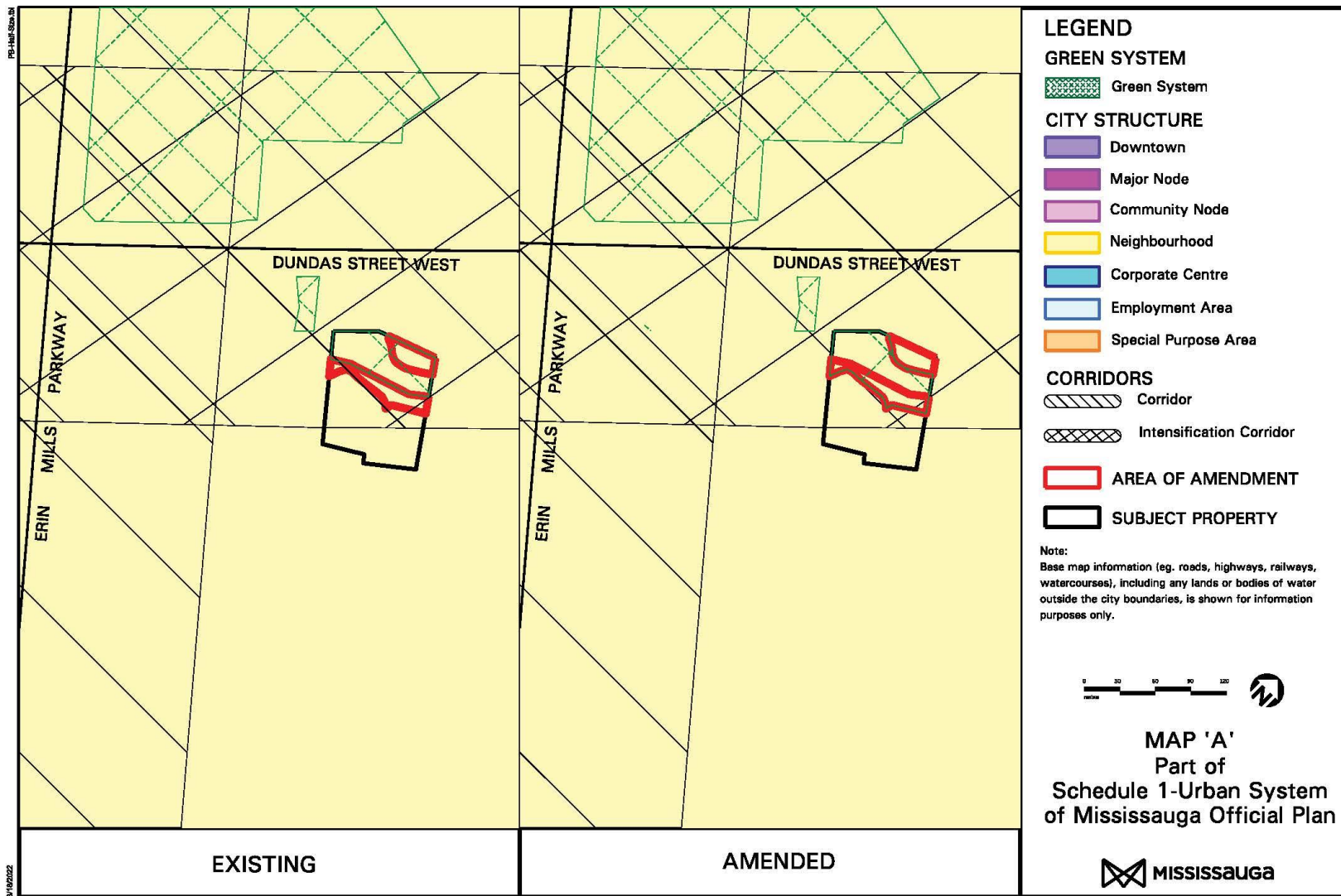
The lands will be rezoned as part of the same Tribunal Order.

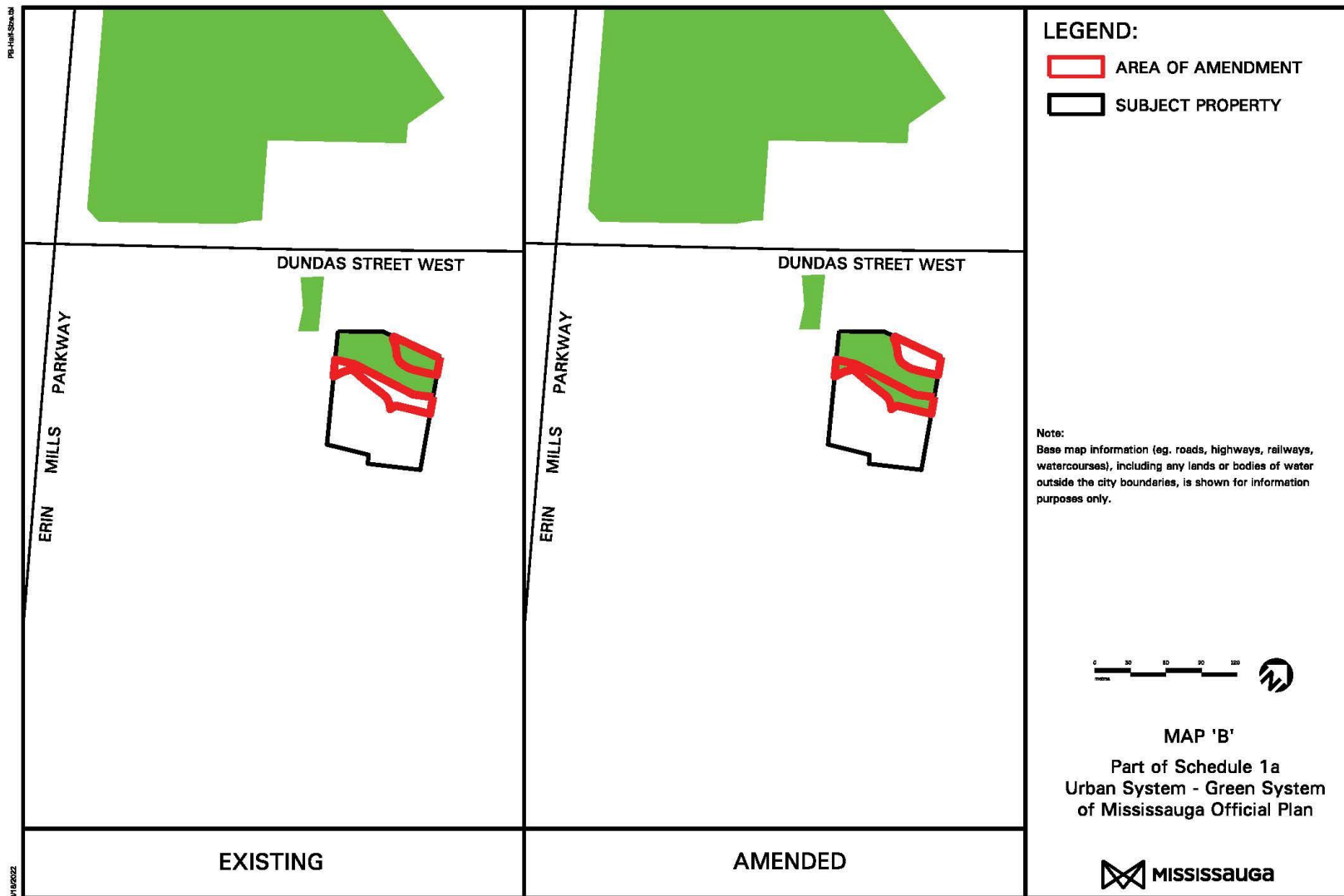
This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan, October 21, 2021.

INTERPRETATION

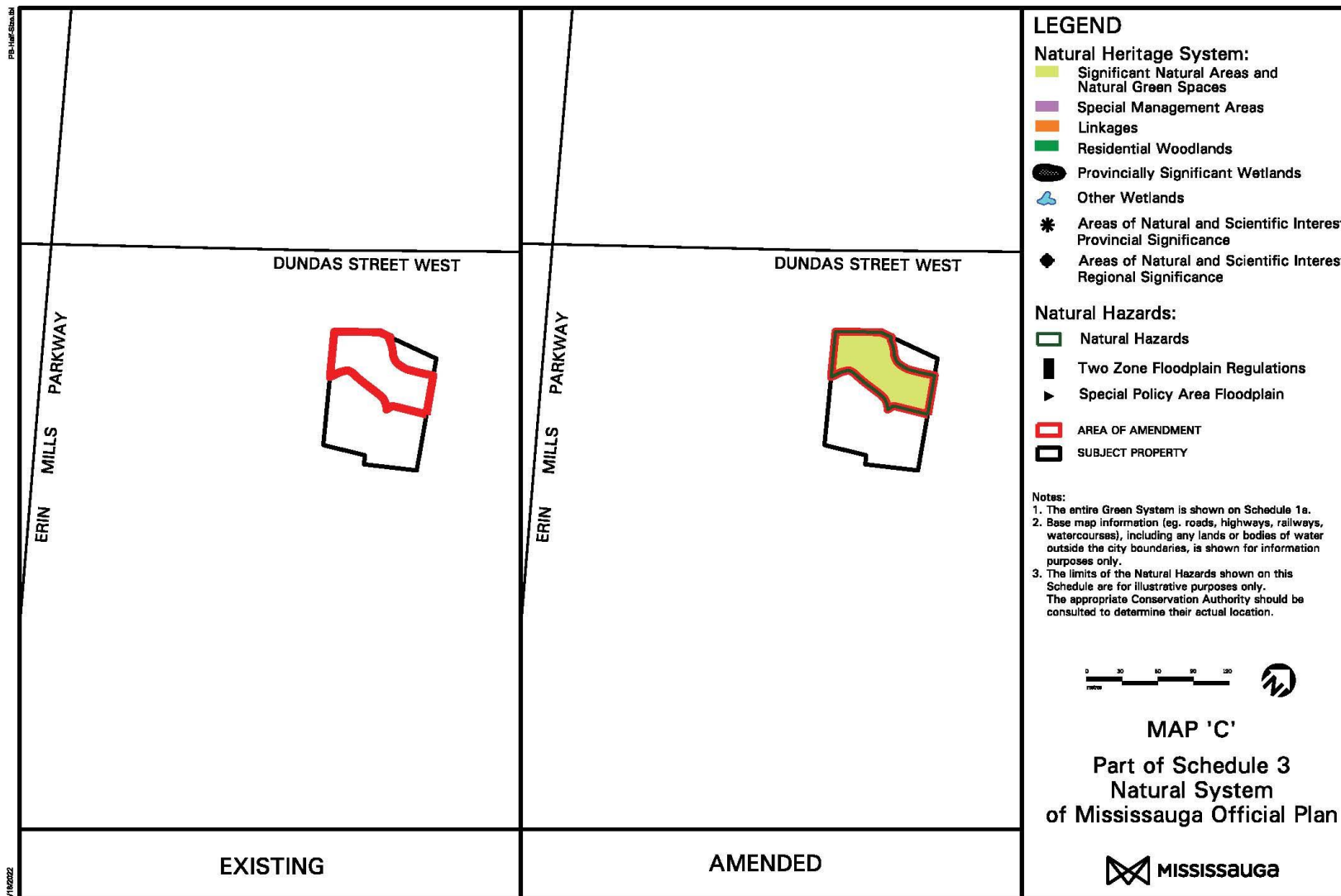
The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

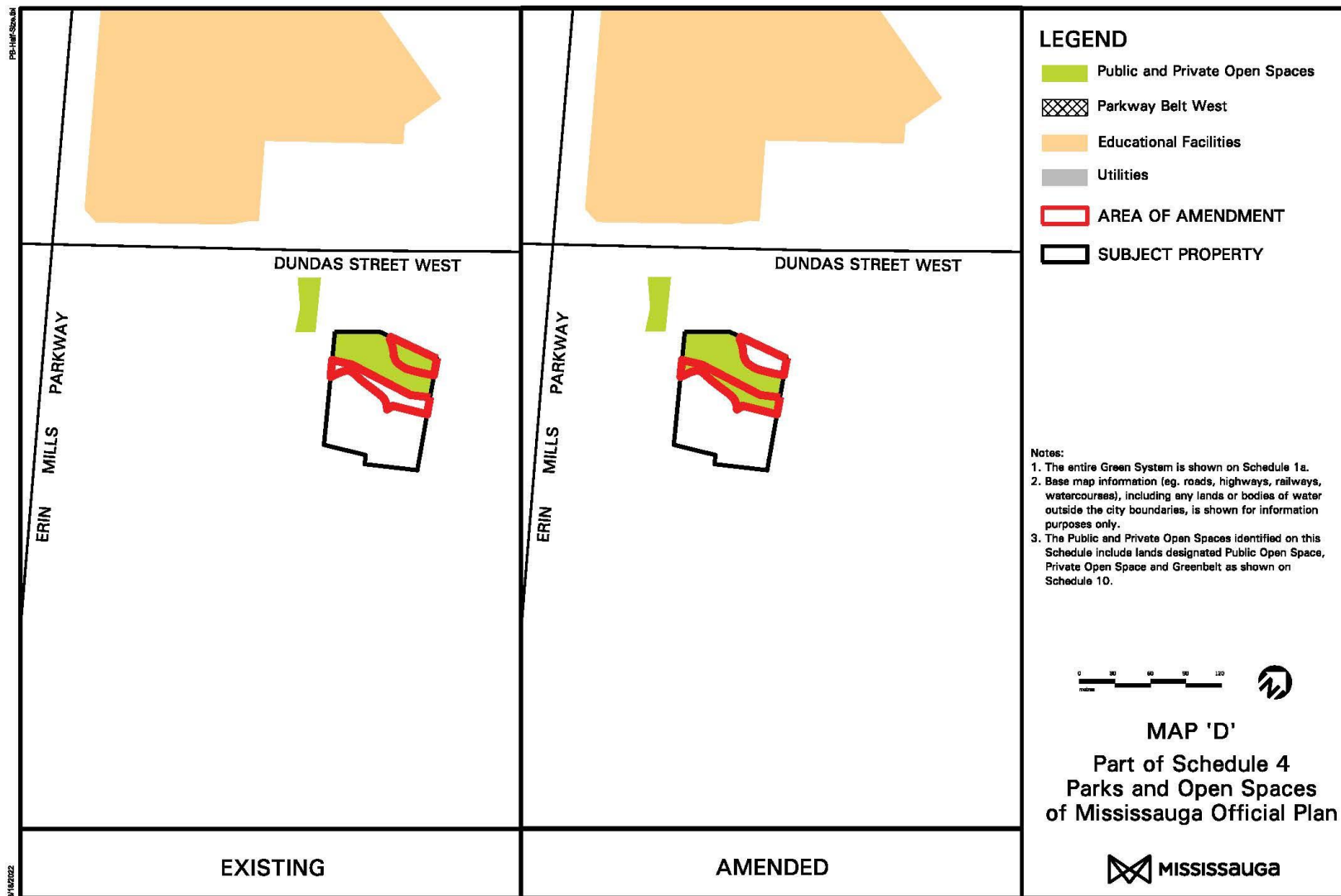


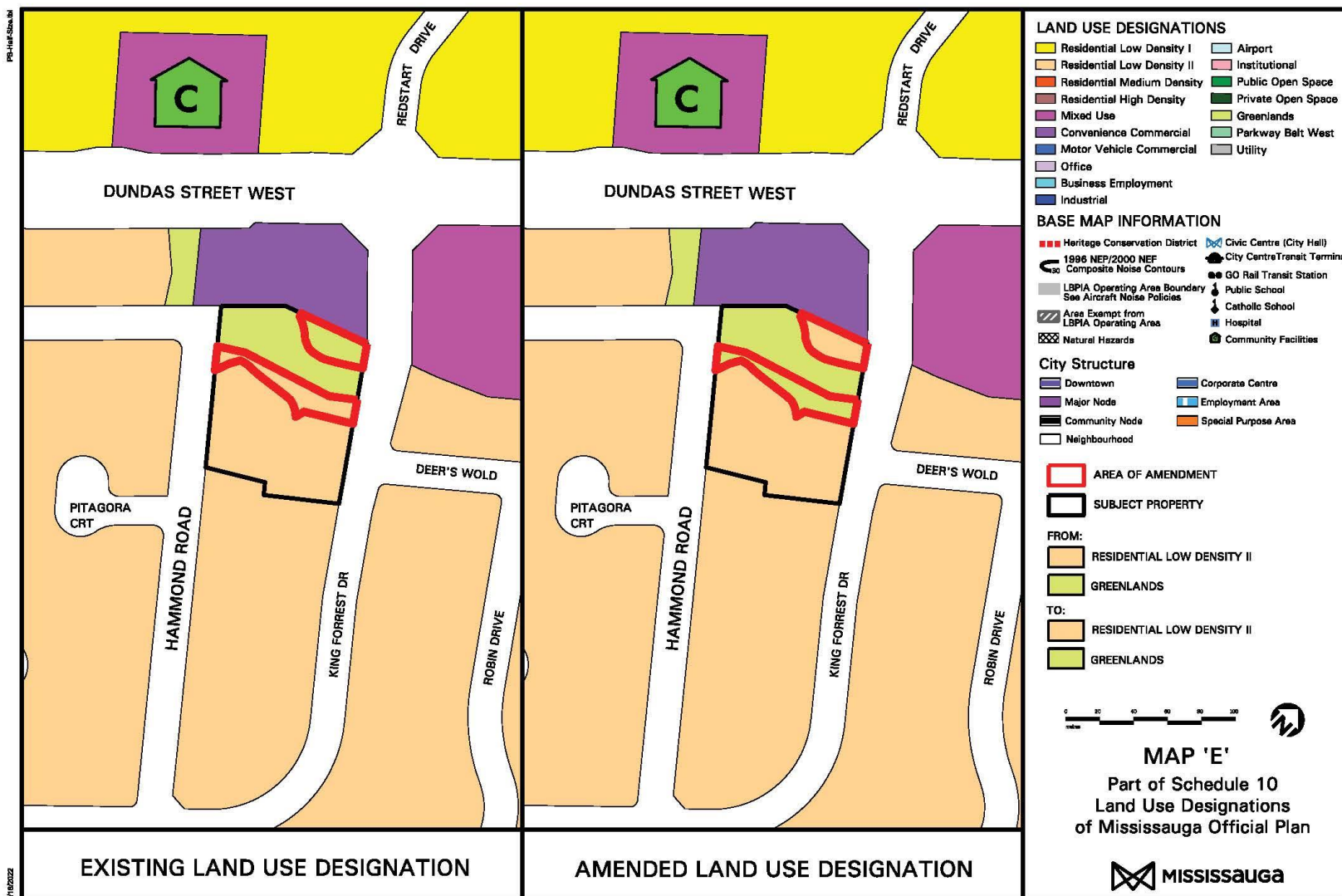


01/16/2022



4/16/2022





01/10/2022

brn/c

ATTACHMENT 2

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ONTARIO LAND TRIBUNAL
ORDER DATED _____

OLT Lead Case No. OLT-22-003473
OLT Case No. OLT-22-003474
Latiq and Fatima Qureshi

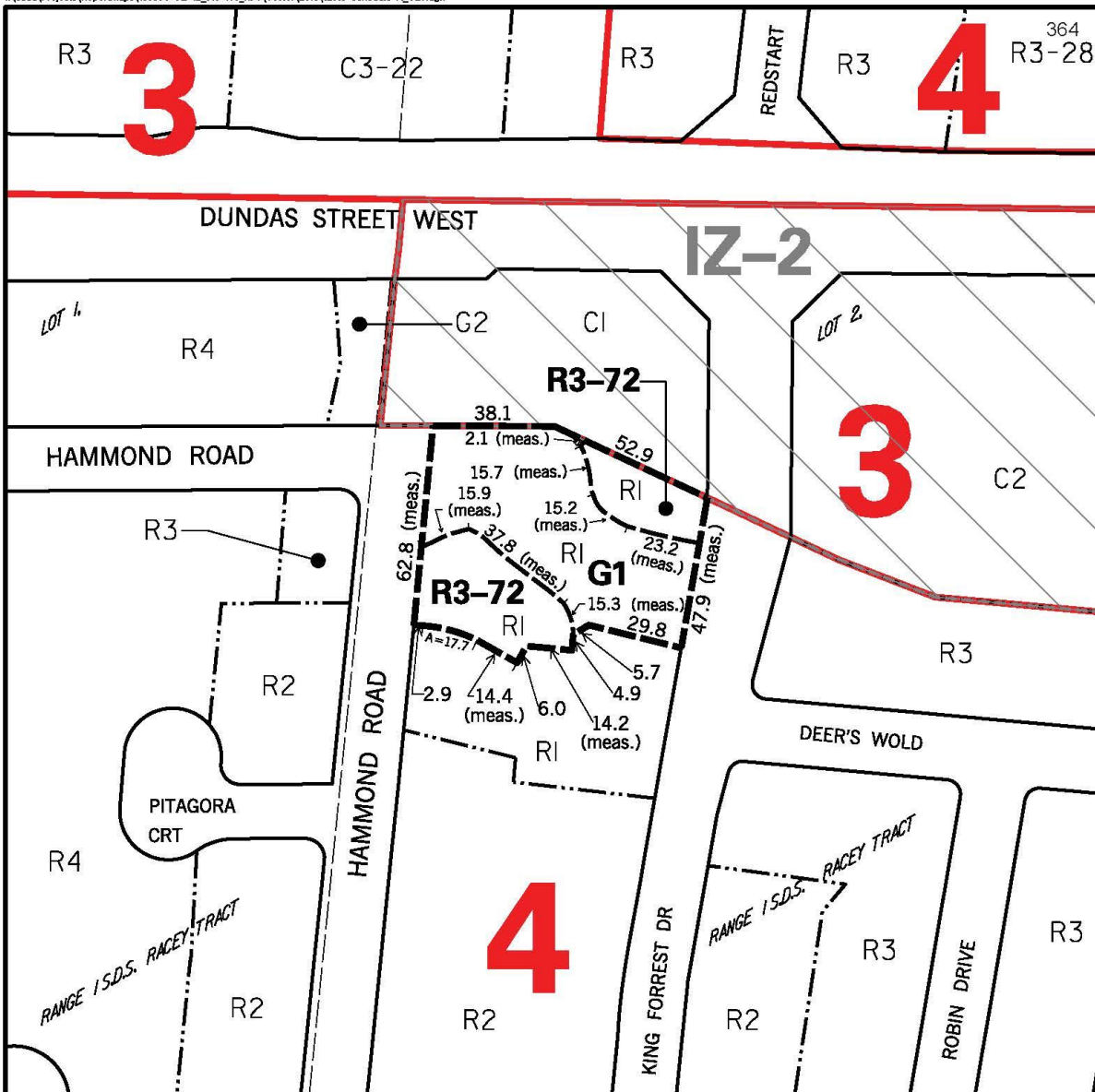
1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.2.4.72	Exception: R3-72	Map # 17	By-law:
In a R3-72 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.72.1	The provisions contained in Subsection 4.1.8 of this By-law shall not apply		
4.2.4.72.2	Maximum lot area - Lot 'A'		555 m ²
4.2.4.72.3	Maximum lot area - Lot 'B'		730 m ²
4.2.4.72.4	Maximum lot area - Lot 'C'		675 m ²
4.2.4.72.5	Minimum setback from a garage face to a shared internal roadway identified on Schedule R3-72 of this Exception		6.0 m
4.2.4.72.6	All site development plans shall comply with Schedule R3-72 of this Exception		

2. Map Number 17 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "R1" to "R3-72" and "G1", the zoning of Part of Lot 2, Range 1 South of Dundas Street, Racey Tract, in the City of Mississauga, PROVIDED HOWEVER THAT the "R3-72" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "R3-72" and "G1" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 78 is in full force and effect.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ.12.013.W8.by-law.OLT.db.jmcc.docx>

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- 1,2,3,4** PARKING PRECINCT
- PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
- INCLUSIONARY ZONING OVERLAY

THIS IS SCHEDULE "A" TO
OLT ORDER DATED _____

O.L.T. LEAD CASE NO. OLT-22-003473

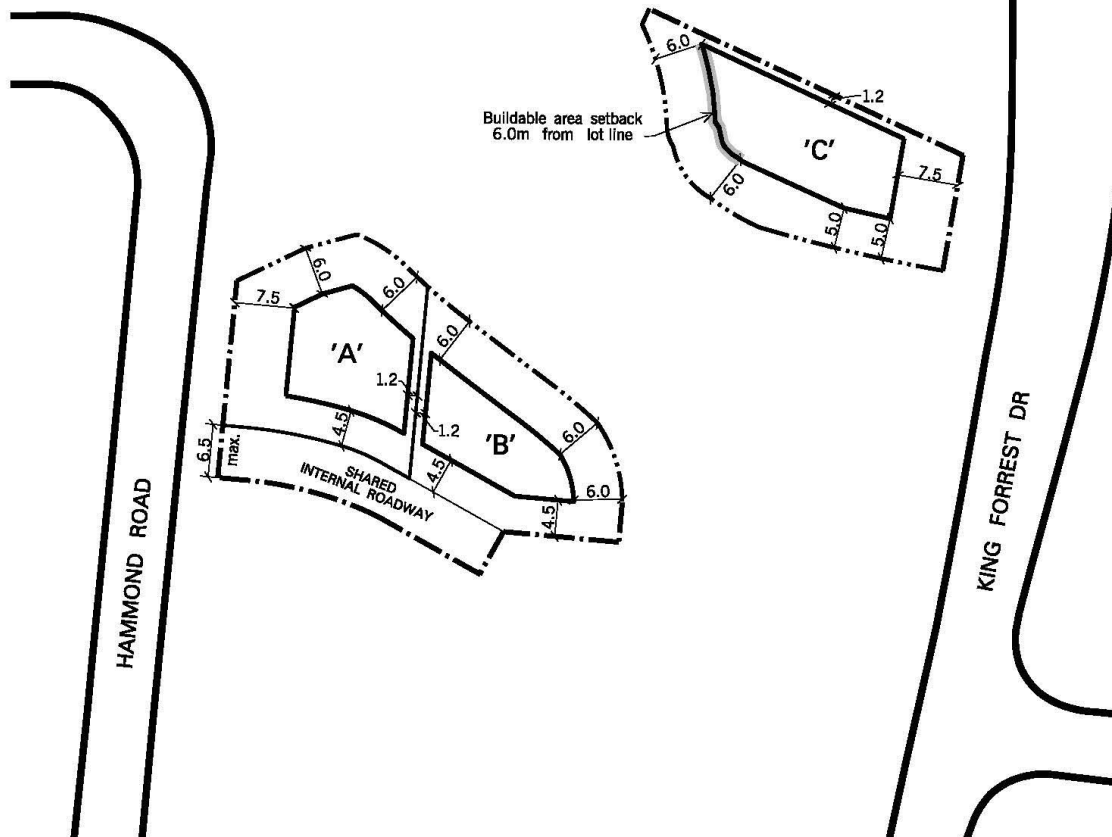
O.L.T. CASE NO. OLT-22-003474

This is not a Plan of Survey. For accurate boundary information refer to Draft Plan of Subdivision dated August 02, 2012, revised September 26, 2017.

CITY OF MISSISSAUGA

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Note:
 All measurements are in metres
 and are minimum setbacks,
 unless otherwise noted.

This is not a Plan of Survey.

- BUILDABLE AREA
- LIMIT OF SHARED INTERNAL ROADWAY

**THIS IS SCHEDULE "R3-72" TO
 OLT ORDER DATED**

OLT LEAD CASE NO. OLT-22-003473

OLT CASE NO. OLT-22-003474

ATTACHMENT 4

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**CONDITIONS OF APPROVAL**

OLT FILE No: OLT-22-003474

CITY FILE: T-M12001 W8

SUBJECT: Draft Plan of Subdivision
Part of Lot 2, Range 1 South of Dundas Street, Racey
Tract
South of Dundas Street West, East of Erin Mills Parkway
City of Mississauga
Latiq and Fatima Qureshi

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and in accordance with the City's policies and by-laws.

CONDITIONS:

- 1.0 Approval of the draft plan applies to the plan dated August 2, 2012 and last revised on March 20, 2022.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Subdivision, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments. The following satisfactory material will be required to be submitted:
- Plan of subdivision drawings
 - Subdivision agreement
 - Updated grading plan with cross sections
 - Updated servicing drawings
 - Updated Functional Servicing and Stormwater Management Report
 - Updated Noise report
 - Reference plan and establishment of a private vehicular and pedestrian access easement over the shared driveway for all lots that abut it. A restriction on transfer of the new residential lots may be applied until such time that the easement is registered.
 - Phase 1 Environmental Site Assessment (prior to any land dedication)
 - Revised Heritage Impact Assessment to address new proposal and current terms of reference
 - Letter from the Ministry of Tourism, Culture and Sport confirming that all archeological resource concerns have met licensing and resource conservation requirements.
- 6.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 7.0 Prior to final approval, confirmation be received from the Region that the applicant has made satisfactory arrangements for garbage pick-up.
- 8.0 Prior to final approval, the Engineer is required to obtain from the Region and the City's Building Division confirmation of the feasibility of servicing requirements for Storm, Water and Sanitary connections for all new residential lots.
- 9.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 10.0 Prior to final approval, confirmation be received from Mississauga Fire regarding the adequacy of the access/roadway width.
- 11.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 12.0 The applicant/owner shall make arrangements acceptable to the City for the gratuitous dedication of Block Number 5 having an area of 0.334ha (0.825 ac.)

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- 13.0 Prior to final approval, the City shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan.
- 14.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 14.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school;
- 14.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 15.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 15.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 16.0 Prior to final approval, Credit Valley Conservation requires the following:
- 16.1 That a comprehensive Best Management Practices report be provided to address stormwater management for the subject property in accordance with the Ministry of Environment and Energy Stormwater Management Practice and Design Manual, 1994 and other applicable criteria as provided by Credit Valley Conservation and the City;
- 16.2 That detailed engineering and grading plans be prepared to the satisfaction of Credit Valley Conservation, which describe the means whereby stormwater will be treated and conducted from the site to a receiving body;
- 16.3 That appropriate sediment and erosion control measures be implemented;
- 16.4 That any outstanding items as identified in the memo regarding CVC Outstanding Engineering Comments (prepared by Urbantech, dated June 29, 2017) be addressed;
- 16.5 That results of the additional modeling and analysis be provided regarding groundwater conditions, as identified in item #4 of memo regarding CVC Outstanding Engineering Comments (prepared by Urbantech, dated June 29, 2017), and the plan modified as necessary to the satisfaction of CVC;

- 16.6 That plans be provided illustrating the details of how the recommendations of the Stable Top of Bank Report (prepared by Shad and Associates Inc., dated November 17, 2009) are to be implemented, to the satisfaction of CVC;
- 16.7 That detailed plans be provided illustrating the details of how the recommendations of the Geomorphic Hazard Assessment (prepared by Geomorphic Solutions, dated November 6, 2009) are to be implemented, to the satisfaction of CVC;
- 16.8 That detailed plans be provided illustrating the details of how the recommendations of the Environmental Impact Study (prepared by Savanta, Addendum dated September 2016) are to be implemented, to the satisfaction of CVC;
- 16.9 That the Subdivision Agreement between the owner and the City shall contain provisions with respect to the following, and with wording acceptable to Credit Valley Conservation, wherein the owner agrees to carry out or cause to be carried out the works noted above.
- 17.0 Prior to final approval, Culture Planning requires the following:
- 17.1 That the Subdivision Agreement contains provisions requiring that the shared driveway be a drivable grass or ground cover driveway;
- 17.2 That the Subdivision Agreement contain provisions requiring that infill development adhere to the design considerations outlined in pages 17 to 27 in the document entitled "2625 Hammond Road: Heritage Impact Study and Urban Design Guideline" by ATA Architects Inc., which was received by Planning & Building on December 5, 2012, and be subject to approval by Council in consultation with the Heritage Advisory Committee;
- 17.3 That the Subdivision Agreement contains provisions prohibiting fencing along the shared driveway and along the front yard of the heritage designated property in order to retain open views of the Hammond House.
- 18.0 Prior to final approval, confirmation be received from Canada Post Corporation that the applicant has made satisfactory arrangements for the installation of any central mail facilities required in this development.
- 19.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 20.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.
- 21.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.