

APPENDIX 1

March 10, 2020

FILE NO: County of Essex File: 37-T-19002, Lakeshore Estates Phase 2
Town of Lakeshore File: S-A-01-2019

APPLICANT: Amico Properties Incorporated

NO.	Town of Lakeshore: DRAFT CONDITIONS
1.	That this approval applies to the draft plan of subdivision, prepared by Verhaegen Stubberfield Hartley Brewer Bezaire INC. and signed by Roy A. Simone, OLS, dated January 22, 2020, which shows a total of 75 lots for single detached dwellings, three blocks for site triangles and one block for road widening.
2.	That the Owner enter into a subdivision agreement with the Town of Lakeshore, wherein the Owner agrees to satisfy all the requirements, financial and otherwise, of the Town of Lakeshore concerning the payment of development charges, provisions of roads, sidewalks, installation and capacity of services, sanitary sewerage collection system, water distribution system, utilities and stormwater management facilities for the development of the lands within the plan. The final form and content of the Agreement being to the satisfaction of the Town of Lakeshore.
3.	That the subdivision agreement between the Owner and the Town of Lakeshore contain a provision requiring the owner to notify in writing each person who first offers to purchase any subdivided lot within the plan of subdivision of all approved development charges, including development charges for school purposes, relating to any such lot pursuant to Section 59(4) of the <i>Development Charges Act, 1997</i> .
4.	That the subdivision agreement between the Owner and the Town of Lakeshore, where required, contain a provision prepared to the satisfaction of the Town of Lakeshore, regarding the phasing or timing of the development.
5.	That the subdivision agreement between the Owner and the Town of Lakeshore be registered against the lands to which it applies prior to the registration of the plan of subdivision.
6.	That the Owner shall submit plans showing any revised phasing to the Town of Lakeshore for review and approval if this subdivision is to be developed in more than one registration.
7.	That the road allowances included in this draft plan of subdivision be shown and dedicated as public highways.
8.	That the Owner provide street names to the Town of Lakeshore and that the streets shall be named to the satisfaction of the Town of Lakeshore.

9. The Owner shall provide a municipal street address for each dwelling unit. The street number must be affixed to the wall of the dwelling unit that is associated with the front line, as defined by Town of Lakeshore Zoning By-law 2-2012, as amended.
10. That the Owner convey up to 5% of the land included in the plan to the Town of Lakeshore for park purposes. Alternatively, the Town of Lakeshore may require cash-in-lieu of all or a portion of the conveyance.
11. That the Owner shall convey Blocks 77, 78 and 79 to the County of Essex, as part of the County Road 2 Road Allowance and / or for the purpose of Site Triangles (Old Tecumseh Road).
12. That the Owner shall prepare, grade, seed and / or landscape Block 76 to the satisfaction of the Town of Lakeshore and convey to the Town of Lakeshore as part of the Wallace Line Road allowance and for the purpose of site triangles.
13. That the Owner shall provide easements and or Blocks as may be required for services, utility or drainage purposes, inspection, emergency access or any other purpose in a form satisfactory to the Town of Lakeshore or utility. The easements shall be in locations and widths as deemed appropriate by the applicable authority or agency.
14. That all open sides of road allowances created by this plan be terminated with 0.3 metre reserves to be conveyed to the Town of Lakeshore.
15. That the Owner acknowledges, that this plan of subdivision proceeds to registration, only at such time, as the Town of Lakeshore, is satisfied, that all municipal services are available, including, but not limited to, sanitary sewage treatment capacity.
16. That the subdivision agreement between the Owner and the Town of Lakeshore contain a provision whereby any required fencing be erected in accordance with the Development Manual, or if an alternate style is proposed, to the satisfaction of the Town of Lakeshore. The Owner shall provide all corner and exterior lot fencing. The location of all corner and exterior lot fencing and all fencing or other fencing required by the Town of Lakeshore shall be shown on a separate sheet within the required engineering submission and all fencing to be in accordance with the Town's Fencing By-law and approved by the Town.
17. That the subdivision agreement between the Owner and the Town of Lakeshore contain a provision whereby there be no driveway access provided to Wallace Line Road.
18. That the subdivision comply with the latest version of the Town of Lakeshore Development Manual.
19. That the subdivision agreement between the Owner and the Town of Lakeshore

contain provisions to the satisfaction of the Town of Lakeshore and the Essex Region Conservation Authority, that the Owner finalize, to the satisfaction of the Town of Lakeshore and the Essex Region Conservation Authority, the report entitled "Lakeside Estates Subdivision Phase 2 Stormwater Management Report Wallace Line Road and Old Tecumseh Road (Meconi Lands)" prepared by development engineering (London) Ltd., and install all stormwater management measures identified in the final report as part of the development of the site. That the owner acknowledge, in writing, that full development of the subject lands would require completion of all previously noted upgrades to the Wallace Line Drain and the Reaume Drain. It is anticipated that the future municipal drain upgrades will not all be completed prior to initial development. As such, a sub-phasing strategy has been created for the Lakeside Phase 2 subdivision to allow development to progress as the municipal drain upgrades are completed.

20. That the Owner provide documentation from the Ministry of Tourism, Culture and Sport that the archaeological reports completed by Archaeological Consultants and Contractors has been accepted into the Ontario Public Register of Archaeological Reports and that the site has no cultural value or interest.
21. That the Owner provide a table of lot areas and lot frontages certified by an Ontario Land Surveyor confirming compliance with the Zoning By-law, 2-2012, as amended and its regulations prior to registration of the plan.
22. The Owner shall be responsible for any required amendments or further revisions to submitted reports, plans and studies to the satisfaction of the Town of Lakeshore. If a report, plan or study requires amendments or further revisions, the Owner agrees to provide these amendments or revisions prior to the execution of the subdivision agreement with the Town of Lakeshore.
23. The Owner shall implement all the recommendations in all reports/studies prepared specific to the development, to the satisfaction of the Town of Lakeshore.
24. The Owner agrees that prior to final approval, the Draft Plan of Subdivision shall be red-line revised, if necessary, to accommodate all the requirements of approved studies/reports or any other necessary revisions to the draft plan required as a result of subsequent approvals.
25. The Owner agrees to submit a Construction Management Plan which addresses among other matters, site access, construction traffic, parking for construction trades, material delivery and storage, staging, mud, dust and noise controls to the satisfaction of the Town of Lakeshore, prior to the issuance of the first building permit.

26. The Owner agrees to maintain access routes for fire department vehicles to new buildings, construction trailers and material storage areas at all times during construction.
27. The Owner agrees to provide a water supply for firefighting purposes that is adequate, accessible and operational at all times.
28. The Owner shall submit a detailed plan, noting all services/hydrant locations to the Town of Lakeshore for approval.
29. The Owner agrees to provide fire hydrants in conformity with the requirements of the Ontario Building Code, or other authorities, to the satisfaction of the Town of Lakeshore.
30. The Owner shall provide the Town of Lakeshore Engineering Division, grading plans for all lots, blocks, right-of-ways and landscaped blocks and detailed engineering drawings in accordance with Town of Lakeshore Development Manual standards to the satisfaction of the Town of Lakeshore, prior to the preparation of a subdivision agreement and / or issuance of Building Permits.
31. The Owner shall provide the Town of Lakeshore, as part of the engineering submission, a geotechnical report prepared by a qualified person.
32. The Owner agrees that the Town of Lakeshore and or the County of Essex, upon recommendation of the Owner, will determine the location of temporary road for construction access that will be provided and maintained by the Owner.
33. The Owner agrees that all required parking for construction and trades shall be provided wholly on-site and not on public streets outside of the development limits, for the duration of the construction.
34. The Owner agrees to employ a professional engineer to design all roads, sidewalks, stormwater facilities and services to the satisfaction of the Town of Lakeshore.
35. Prior to final approval, the Owner shall be responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including separation between utilities.
36. The Owner agrees to ensure that all streets are constructed in accordance with composite utility plans previously submitted and approved by all utilities.