

Shannon Larocque

From: circulations@wsp.com
Sent: Thursday, January 27, 2022 5:32 PM
To: Shannon Larocque
Subject: ZBLA (AM-12-2021) and Draft Plan of Subdivision (26T19-03-2021), North of Tanner Dr, Pelham.

2022-01-27

Shannon Larocque

Pelham

, ,

Attention: Shannon Larocque

Re: ZBLA (AM-12-2021) and Draft Plan of Subdivision (26T19-03-2021), North of Tanner Dr, Pelham.; Your File No. AM-12-2021,26T19-03-2021

Our File No. 92453

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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CANADAPOST.CA

POSTES CANADA
955 Highbury Ave N
London ON N5Y 1A3
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Feb 9, 2022

SHANNON LAROCQUE
TOWN OF PELHAM
20 PELHAM TOWN SQUARE
FONTHILL, ONTARIO, L0S 1E0

Re: Draft Plan of Subdivision - Tanner Extension

Dear Shannon,

This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

The owner shall complete to the satisfaction of the Director of Engineering of the town of Pelham 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 development.

- 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 co-operation 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.
- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me.

I appreciate the opportunity to comment on this project.

Regards,

A. Carrigan

Officer, Delivery Planning

(226) 268-5914

Andrew.Carrigan@Canadapost.ca

March 18, 2022

Shannon Larocque, MCIP, RPP
Senior Planner
Town of Pelham
20 Pelham Town Square
PO Box 400
Fonthill, ON L0S 1E0

Dear Shannon,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
1970097 Ontario inc. & 851858 Ontario Inc.
Pelham Road – Tanner Drive Extension
Town of Pelham
File No.: 26T19-03-2021, AM-12-2021

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing CustomerConnectionsContactCentre@Enbridge.com to determine gas availability, 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.

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 phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect. Inclusion.

Shannon Larocque

From: Jason Longhurst
Sent: Monday, June 27, 2022 10:23 AM
To: Shannon Larocque
Subject: RE: Tanner Extension Draft Plan of Subdivision

Hi Shannon,

Two comments for this one,

As per our Municipal Engineering Design Manual

- 1- As per 7.1 (f). Cul-de-sacs exceeding 90m in length shall provide an adequate turnaround facility.
- 2- As per 7.4 Single access routes, A development which has only one roadway as a access point and exceeds 90m in length shall have all units in the development sprinklered as per NFPA 13, designs shall meet or exceed this standard and shall be approved by the Chief fire official.

Thank You

Have a great day

Jason



Jason Longhurst

Fire Prevention Officer

Town of Pelham

D: 905-980-6647 | E: jlonghurst@pelham.ca

T: 905-892-2607 x202

177 Highway 20 West | PO Box 323 | Fonthill, ON | L0S 1E0

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From: Shannon Larocque
Sent: June 23, 2022 10:58 AM
To: Jason Longhurst <JLonghurst@pelham.ca>
Subject: Tanner Extension Draft Plan of Subdivision

Hi Jason,

Did Fire have any comments regarding this application? I am just preparing a report for the public meeting and would like to include your comments.

Thanks,
Shannon



Shannon Larocque, MCIP. RPP.

Senior Planner

Town of Pelham

D: 905-980-6661 | E: slarocque@pelham.ca

T: 905-892-2607 x319

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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Shannon Larocque

From: SHETTY Dolly <Dolly.Shetty@HydroOne.com> on behalf of LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: Monday, February 7, 2022 9:48 AM
To: Shannon Larocque
Subject: Pelham - Draft Plan of Subdivision - Tanner Extension - AM-12-2021 and 26T19-03-2021

Hello,

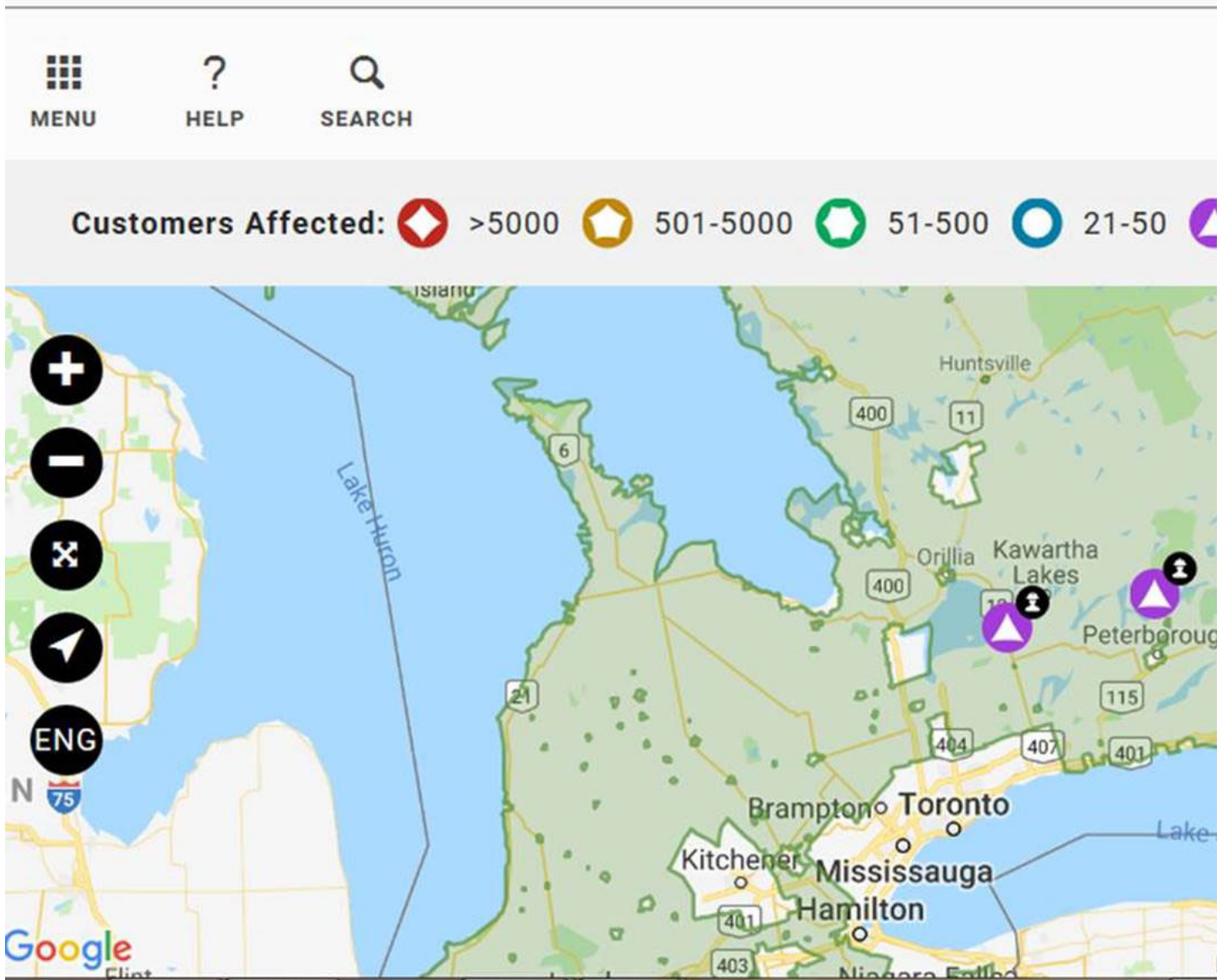
We are in receipt of Application AM-12-2021 & 26T19-03-2021 dated January 26, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map.



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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From: Shannon Larocque <SLarocque@pelham.ca>

Sent: Wednesday, January 26, 2022 3:58 PM

To: info@npei.ca; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; andrew.carrigan@canadapost.ca; MunicipalPlanning@enbridge.com; circulations@mmm.ca; jim.sorley@npei.com; Newdevelopment@rci.rogers.com

Subject: Request for Comments - Applications for Zoning By-law Amendment & Draft Plan of Subdivision - Tanner Extension

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Good Afternoon,

We are in receipt of the above applications (File nos. AM-12-2021 & 26T19-03-2021).

The application materials are attached.

Your comments would be appreciated by February 16, 2022.

If you have any questions or require any further information, please contact me.

Best Regards,

Shannon



Shannon Larocque, MCIP. RPP.

Senior Planner

Town of Pelham

D: 905-980-6661 | E: slarocque@pelham.ca

T: 905-892-2607 x319

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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Shannon Larocque

From: Taran Lennard <tlennard@npca.ca>
Sent: Monday, June 13, 2022 10:21 AM
To: Shannon Larocque
Subject: RE: Request for Comment - Applications for Zoning By-law Amendment & Draft Plan of Subdivision - Tanner Extension

Hi Shannon,

I hope you are keeping well.

I have reviewed this file and a Terms of Reference was completed and reviewed by NPCA, as well as a site visit. It was indicated that there were no unevaluated features present on this subject lot, and as such the NPCA is satisfied with the proposal as presented. Our Agency would offer no further comments or concerns with the approval of this application.

Thank you,

Taran Lennard
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2
Tel: 905-788-3135 | extension 277
email: tlennard@npca.ca

[NPCA Watershed Explorer](#)

Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is open by appointment only with limited staff, please refer to the [Staff Directory](#) and reach out to the staff member you wish to speak or meet with directly.

Updates regarding NPCA operations and activities can be found at [Get Involved NPCA Portal](#), or on social media at facebook.com/NPCAOntario & twitter.com/NPCA_Ontario.

For more information on Permits, Planning and Forestry please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

Memo

To: Kenny Ng, Planner

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development; Derek Young, Manager of Engineering

From: Taylor Boyle, Engineering Technologist

Date: 17th February 2022

RE: Draft Plan of Subdivision & Zoning By-Law Amendment – Tanner Extension

The Public Works Department has reviewed the submitted documentation regarding the proposed Draft Plan of Subdivision & Zoning By-Law Amendment for Tanner Extension. Please note the following comments

The following comments shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

DRAFT PLAN OF SUBDIVISION (17147-DP)

Town staff have reviewed the submitted Draft Plan of Subdivision, prepared by Upper Canada Consultants (dated Dec 16, 2021) and offer the following comments:

1. Staff request that Street 'A' have a road width of 20 metres like the surrounding streets. Staff request that the developer revise the plans and resubmit to the Town for review and approval.

COST SHARING AGREEMENT

In 2020 the cost sharing agreement between the Town of Pelham and proposed development owner expired. Therefore, the Town of Pelham will not be requiring funds for the existing storm sewer.

Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

February 15, 2022

File No.: D.11.06.SD-22-0006
D.18.06.ZA-22-0014

Shannon Larocque, MCIP, RPP
Senior Planner
Town of Pelham
20 Pelham Town Square, P.O Box 400
Fonthill, ON L0S 1E0

Dear Ms. Larocque:

**Re: Regional and Provincial Comments
Zoning By-law Amendment and Draft Plan of Subdivision
Town File Nos.: AM-12-2021 & 26T19-03-2021
Applicant: 1970097 Ontario Inc. & 851858 Ontario Inc.
Agent: Upper Canada Consultants (William Heikoop)
Location: Tanner Drive Extension
Legal Description: Part of Lot 177, Plan 59R-1542, Parts 7 and 8, Registered
Plan 59R-15743 Part 2 (Roll Number: 273203001906205)
Town of Pelham**

Regional Planning and Development Services staff have reviewed the information circulated with the applications for Zoning By-law Amendment and Draft Plan of Subdivision for the above-noted lands.

The Draft Plan of Subdivision, prepared by Upper Canada Consultants (dated December 16, 2021) proposes the creation of 17 lots for single detached dwellings (Lots 1-17), one block (Block 18) for a park, and associated roadways on a 0.9932 hectare property. The Zoning By-law Amendment proposes to rezone the lands from a Residential (R1) zone to a site-specific Residential 2 (R2) zone, with modified provisions pertaining to minimum lot area, lot frontage, front yard, interior side yard, exterior side yard, and rear yard, for the area where single detached dwellings are proposed, and a site-specific Open Space (OS) zone, with a modified provision pertaining to minimum lot area, for the proposed parkland block.

A pre-consultation meeting for this proposal was held on March 18, 2021. The following Provincial and Regional comments are provided to assist the Town in considering these applications.

Provincial and Regional Policies

The subject property is located within a Settlement Area under the Provincial Policy Statement (PPS), designated Delineated Built-Up Area under A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and designated Urban Area (Built-Up Area) in the Regional Official Plan (ROP).

The PPS and Growth Plan direct growth to Settlement Areas and the Delineated Built-Up Area to efficiently use existing servicing, infrastructure, and public service facilities. An emphasis is placed on intensification and infill to foster the development of complete communities that have a mix of diverse land uses, and a range of housing options for the current and future population.

The ROP permits a full range of residential, commercial and industrial uses within the Urban Area designation, subject to the availability of adequate municipal services and infrastructure, and other policies relative to land use compatibility and environmental conservation. Additional comments on the proposal's conformity to Provincial and Regional policies from an environmental perspective are provided in the subsequent Core Natural Heritage System section. The policies of the ROP promote higher density development in Urban Areas, supporting growth that contributes to the overall goal of providing a sufficient supply of housing that is accessible and suited to the needs of a variety of households and income groups in Niagara. Growth management policies state that until the Region has completed its municipal comprehensive review, and it is approved and in effect, an annual minimum intensification target of 15% will apply to the portion of the Built-Up Area within the Town of Pelham.

The proposed development is considered infill development, and will contribute to the Town's intensification target. The proposal therefore generally conforms to Provincial and Regional growth management policies, by utilizing existing services and providing additional housing in the neighbourhood. Regional staff acknowledge that local compatibility considerations and interface with neighbouring land uses, including built form and height, are local planning matters to be addressed by Town Planning staff and Council.

Core Natural Heritage System

The subject property is impacted by the Region's Core Natural Heritage System (CNHS), consisting of Significant Woodland. As such, consistent with ROP Policy 7.B.1.11, an Environmental Impact Study (EIS) was requested at the pre-consultation to demonstrate that there will be no significant negative impact on the feature or its ecological function as a result of the proposed development.

Regional Environmental Planning staff have reviewed the EIS, prepared by Beacon Environmental Limited (dated November 2021), which concludes that no woodland exists within or directly adjacent to the subject lands and, as such, there are no Regionally-designated natural heritage features present on-site. Regional Environmental Planning staff agree that there are no Regionally-designated natural heritage features present on-site, and thus there will be no on-site impact to the Region's CNHS as a result of the proposed development; however, staff do not have sufficient information to conclude that the wooded areas on the adjacent properties to the east do not contain Regionally-designated natural heritage features. Accordingly, to ensure there will be no adverse impact to these adjacent wooded areas, Regional staff recommend that the installation of erosion and sediment control fencing be required around the perimeter of the subject property for the duration of construction. Additionally, any vegetation removals should only occur outside of breeding bird nesting period and active bat season. Conditions to implement these recommendations are included in the Appendix.

Regional Environmental Planning Staff note that further assessment of the adjacent woodland will be required through any future *Planning Act* applications for the adjacent lands. As the proposed 'Street A' terminates at these adjacent lands, it is recommended that the Town consider any impacts this need for future study may have on the future road network in this location.

Change of Land Use/Site Condition

Section 3.2.2 of the PPS requires that sites with contaminants be assessed and remediated as necessary to ensure that there will be no adverse effects to human health and safety. The subject property was previously severed from the adjacent commercial property to the west (1161 Pelham Street). As conveyed at the pre-consultation meeting, a mandatory filing of a Record of Site Condition (RSC) is required in accordance with O. Reg. 153/04, given the proposed change of use of these lands from commercial to residential.

In this regard, Phase One and Two Environmental Site Assessments (ESA), both prepared by Soil Mat Engineers and Consultants Ltd. (dated October 5, 2021 and November 2, 2021 respectively) were submitted with the applications. The Phase One ESA identified two areas of potential environmental concern on the property as a result of historical pesticide use on the property, as well as underground fuel storage on an adjacent property. Based on the findings of the Phase One ESA, a Phase Two ESA was required to assess the soil and groundwater conditions at the site prior to submitting a RSC. The Phase Two ESA found that soil and groundwater conditions on the site met the Ministry of the Environment, Conservation and Parks' (MECP) Table 2 (Full Depth Generic Site Condition Standards in a Potable Ground Water Condition) Site Conditions Standards, with the exception of elevated levels of Sodium Absorption Ratio, as well as Sodium and Chloride in soil and groundwater samples collected on-site.

In accordance with O. Reg. 153/04, the RSC must be filed prior to change in site use. As of the date of this letter, no RSC had been filed on the Registry. Accordingly, a condition has been included in the Appendix to require the filing of the RSC prior to final approval of the Draft Plan of Subdivision.

Servicing

As a condition of draft plan approval, the Region must review and approve the proposed new and extended sewer services under the MECP Environmental Compliance Approval (ECA) Transfer of Review Program. No construction of infrastructure should commence until the required ECAs are obtained. Conditions to implement these servicing requirements are included in the Appendix.

Stormwater Management

Regional staff have reviewed the submitted Functional Servicing Report prepared by Upper Canada Consultants (dated December 2021). The stormwater management plan identifies that the proposed development will discharge to the existing storm sewer on Tanner Drive. This storm sewer discharges to the Harold Black stormwater management facility, which provides water quality and quantity controls for the storm sewershed. The Report identifies that water quality and quantity controls are not required on-site as the proposed development is within the designated runoff coefficient and drainage catchment of the existing storm pipe.

From a Regional perspective, staff have no objection, in principle, to the proposed stormwater management plan. Town staff should be satisfied that their storm water infrastructure requirements will be adequately addressed.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Corporate Policy and Procedure Requirements for Waste Collection. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- No limit blue/grey containers;
- No limit green containers; and,
- 2 garbage containers per unit (bi-weekly).

In order for the above-noted services to be provided, the developer shall comply with Niagara Region's Corporate Policy and Procedure Requirements for Waste Collection.

The required forms and the waste collection policy can be found at the following link:
www.niagararegion.ca/waste.

In order to ensure that the site will meet the design requirements for Regional curbside waste collection, prior to final approval of the draft plan of subdivision, plans are required to demonstrate that the development will meet the policy. This will include the submission of Regional truck turning templates for review and approval.

Based on the submitted Draft Plan of Subdivision, temporary cul-de-sacs and easements will be required at the terminus of Tanner Drive and 'Street A' in order for Regional waste collection to be provided prior to build-out of the adjacent lands. These should also be shown on the required plans.

Conditions to address the waste collection requirements are included in the Appendix.

Conclusion

In conclusion, Regional staff have no objection to the proposed Zoning By-law Amendment and Draft Plan of Subdivision from a Provincial and Regional perspective, subject to any local requirements, and the conditions included in the Appendix.

Subject to the conditions included in the Appendix, the proposal is consistent with the Provincial Policy Statement (PPS) and conforms to Provincial Plans and the Regional Official Plan (ROP) from a Provincial and Regional perspective.

Please send a copy of the staff report and notice of the Town's decision on these applications.

If you have any questions related to the above comments, please contact me at Amy.Shanks@niagararegion.ca, or Aimee Alderman, MCIP, RPP, Senior Development Planner at Aimee.Alderman@niagararegion.ca.

Kind regards,



Amy Shanks
Development Planner

cc: Aimee Alderman, MCIP, RPP, Senior Development Planner, Niagara Region
Susan Dunsmore, P. Eng., Manager of Development Engineering, Niagara Region
Adam Boudens, Senior Environmental Planner Niagara Region

Appendix I
Regional Conditions of Draft Plan of Subdivision Approval
Tanner Drive Extension, Town of Pelham

1. That following completion of any remediation and/or risk assessment work, if required, a Record of Site Condition (RSC) shall be filed on the Ministry of the Environment, Conservation and Parks' Environmental Site Registry in accordance with Environmental Protection Act and associated regulations as amended. Copies of the Environmental Site Assessment and site remediation reports as well as a copy of the Ministry of the Environment, Conservation and Parks' written acknowledgement of the filing of the RSC, together with a certification from a Qualified Professional (QP) that the development lands meet the applicable standard(s) of the intended land uses shall be submitted to Niagara Region. A reliance letter from a QP shall also be submitted to Niagara Region, to indicate that, despite any limitations or qualifications included in the above submitted reports/documents, the Region is authorized to rely on all information and opinions provided in the reports submitted, in order to clear this condition.
2. That an Erosion and Sediment Control (ESC) Plan be prepared for review and approval by 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. The ESC plan shall contain a note indicating that storage of equipment and materials and the fueling of equipment is not permitted within 30 metres of the eastern boundary of the subject property.
3. 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.
4. That the owner submit a written undertaking to Niagara Region that draft approval of this subdivision does not include a commitment of servicing allocation by the Regional Municipality of Niagara, as this servicing allocation will be assigned at the time of registration, and any pre-servicing will be at the sole risk and responsibility of the owner.
5. That the owner submit a written undertaking to Niagara Region that all offers and agreements of Purchase and Sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the Town.

6. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings (with calculations) for the sanitary and storm drainage systems required to service this development, and obtain the Ministry of the Environment, Conservation and Parks, Compliance Approval under the Transfer of Review Program.
7. That in order to accommodate Regional waste collection services, the owner is required to submit engineering plans for review and approval.
8. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara policy and by-laws relating to collection of waste and recycling throughout all phases of development. If developed in phases, where a through street is not maintained, the owner shall provide a revised draft plan to reflect a proposed temporary turnaround/cul-de-sac with a minimum curb radius of 12.8 metres.
9. That the owner shall comply with Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and required Indemnity Agreement.

Clearance of Conditions

Prior to granting final approval, the Town of Pelham must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed Subdivision Agreement for the proposed development should be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Note: Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual conditions prior to receiving the formal request for clearance; however only one formal clearance letter will be issued. In this regard, studies and reports (one hard copy and a PDF digital copy that is AODA compliant) can be sent directly to the Region with a copy provided to the local municipality.