

**DRAFT PLAN OF SUBDIVISION
LOCKBRIDGE DEVELOPMENTS INC.
HENDLER JUDY TRUSTEE
TEK CORPORATION**

**TOWNSHIP OF WEST LINCOLN
CONDITIONS OF FINAL APPROVAL**

The conditions for final approval and registration of the Draft Plan of Subdivision for 177 single detached dwelling units, 14 semi-detached dwelling units, 31 townhouse dwelling units for a total of 222 dwelling units in Phase 1, under the following ownership:

Lockbridge Development Inc., registered Owner of Concession 6; Part of Lots 31, RP30R3374; Parts 2 and 3; Part 1 RP30R7313; Parts 6-10, 12-16, in the Geographic Township of Gainsborough, in the Township of West Lincoln.

Hendler Judy Trustee, registered Owner of Concession 6, Lot 31.

TEK Corporation, registered Owner of Part of Lots 31 and 32, Concession 6, and Part of the Road Allowance between Lots 31 and 32, Geographic Township of Gainsborough, in the Township of West Lincoln.

1. That this approval applies to the Draft Plan of Subdivision, prepared Arcadis, dated August 12, 2024, Drawing No. DPS1.0, rev 02, dated November 4, 2025.
2. That the Owner provide to the Township of West Lincoln a letter prepared by an Ontario Land Surveyor advising that all lots conform to the requirements of the Township's Zoning By-law.
3. That the Subdivision Agreement contain a clause requiring the Owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of the development.
4. That the Owner submit all servicing, lot grading, drainage, and supporting design calculations to the Township of West Lincoln and any other relevant agency for review and approval, as part of the engineering submission review, and pay any required fees associated with the review.
5. That the Subdivision Agreement contain a clause requiring that all municipal services required by the Township of West Lincoln be provided by the Owner in a manner satisfactory to the Township.
6. That the Owner enter into a Subdivision Agreement with the Township of West Lincoln to satisfy all the requirements, financial or otherwise of the Township, concerning the installation of services, drainage, fencing and any other matters related to the development of the site.

7. That any outstanding Township invoices, including invoicing related to peer reviews and local servicing studies, be paid in full.
8. That the Subdivision Agreement between the Owner and the Township of West Lincoln be registered by the municipality against the land to which it applies.
9. That the Owner prepare a detailed streetscape and landscape plan for the subdivision in accordance with the requirements of the Township of West Lincoln including the Township's Urban Design Manual and Municipal Engineering Standards.
10. The Owner shall obtain a Record of Site Condition (RSC) for Blocks 186, 187, 188 and 196, confirming that the lands meet the applicable standards in accordance with the Environmental Protection Act and the Ministry of the Environment, Conservation and Parks (MECP) requirements, to the satisfaction of the Township.
11. The Owner shall provide, at its expense, to the Township comprehensive environmental reports, peer review services (and all costs associated with said peer reviews) and related documentation in respect of Blocks 186, 187, 188 and 196 in order for the Township to evaluate the environmental condition and contaminants within or upon Blocks 186, 187, 188 and 196, including migration risks. In the event the Township is satisfied, in its sole discretion, that Blocks 186, 187 and/or 188 are suitable for parkland dedication and not subject to contamination, the Owner shall then convey the said Blocks, or such part(s) thereof as the Township may specify, to the Township as parkland dedication for municipal purposes, free and clear of any encumbrances or contaminants to the satisfaction of the Township. If the Township concludes that some, or all, of Blocks 186, 187, and 188 are not suitable for parkland dedication, the Owner may (i) convey alternative lands for parkland dedication to the Township, provided such alternative lands are acceptable to the Township and free and clear of any encumbrances or contaminants to the satisfaction of the Township, and/or (ii) pay cash-in-lieu of parkland at the then-applicable rate of the Township.
12. The Owner shall gratuitously convey Block 197 as a future pedestrian walkway, free and clear of any encumbrance or contamination, and that this conveyance is not considered as parkland dedication.
13. That the Owner shall gratuitously convey the Blocks 192 – 196 inclusive, to the Township of West Lincoln, being encumbered solely by the gas pipeline easement and free and clear of any contaminants, and is not considered as parkland dedication.
14. That the Subdivision Agreement contain a clause requiring the Owner to design, obtain approvals for, and construct the multi-use trails and connections within the development, in accordance with the Smithville Transportation Master Plan (March

2023), the Township's Local Servicing Policy and Westover/Enbridge Design and Approval guidelines, being the Enbridge Trail, the Old Rail Trail, and Block 186 walkway connection.

15. That the Subdivision Agreement contains a clause requiring the Owner to design Block 197 with fencing, grass and a future sidewalk, and provide the Township with security or funds to complete the sidewalk as part of future development.
16. That the Owner prepare and submit for approval a Landscape Plan for the stormwater management facility, located in Block 189, including the provision to provide a 1.8 metre high black chain link fence and appropriate vegetation around the perimeter of the facility to the satisfaction of the Township, in accordance with the Municipal Engineering Standards.
17. That the Subdivision Agreement contain a clause requiring the design and installation of a 1.5 metre high black chain link fence for any lots abutting or adjacent to the agricultural limits outside of the limits of the subdivision, and any lots abutting lands to be dedicated to the Township for stormwater management facilities, parks, walkways or open space.
18. That the Owner shall provide to the Township a Park Plan for Blocks 186, 187, 188 and 196, completed by a landscape designer, for the park including features identified in the Township's Parks and Recreation Plan, 2026, to the satisfaction of the Township.
19. The Owner agrees that the Township shall have an exclusive option to purchase additional parkland, shown as lots 44-47, inclusive, or a portion thereof, within the draft approved plan of subdivision for the purpose of public parkland.

Prior to the registration of the plan of subdivision, the Owner shall enter into an agreement with the Township, to be registered on title of lots 44-47 inclusive, following registration of the plan of subdivision, which shall include the following provisions:

1. The Township may, at its sole discretion, identify the lots it wishes to acquire, being the entirety of lots 44-47, or a portion thereof.
2. The purchase price for any lot(s) acquired under this condition shall be based on fair market value, as determined by an independent accredited appraiser (AACI or equivalent), retained jointly by the Owner and the Township, with the cost of the appraisal shared equally unless otherwise agreed.
3. If the parties cannot agree on a single appraiser, each party may retain its own qualified appraiser, and the two appraisers shall appoint a third appraiser. The final value shall be the average of the two closest appraisals and, subject to adjustments, such amount shall consist of the purchase price if the Township elects to proceed to complete the transaction.
4. Upon written notice from the Township of its intention to exercise its option to purchase the Owner shall be obligated to convey, free from contaminants and

- encumbrances of any sort, the identified lot(s) to the Township within 30 days (or, if such date is not a business day, on the next following business day), subject to a standard agreement of purchase and sale.
5. This option to purchase shall expire upon the earlier of:
 - o the Township providing written notice that it will not exercise its option; or
 - o Five (5) years following the registration of the Plan of Subdivision by the Owner.
 6. Provided the Township has not paid fair market value for such lot(s), the conveyance of any lot(s) to the Township may be credited, in whole or in part, toward the Owner's parkland dedication requirements under the Planning Act, if so determined by the Township.
 20. That the Owner shall submit to the Township an Environmental Impact Study (EIS) or EIS Addendum, in accordance with Official Plan Amendment No. 63, Policy 6.11.7.3.16 (c), to the satisfaction of the Township, as it relates to the Recommended Restoration Area.
 21. That the Owner shall enter into a Subdivision Agreement with the Township, to be registered on title, and that the subdivision agreement include a clause requiring the preparation and implementation of an Active Restoration Plan for the identified restoration area, to be prepared by a qualified professional and approved by the Township, if the is delineated restoration area within the Draft Plan of Subdivision.
 22. That the Owner shall complete the required Block Plan for Area 9, based on the conclusions of the required EIS or EIS addendum, identifying and delineating the boundaries of the recommended restoration area.
 23. That the Owner agrees, prior to the removal of the elm trees on the property, permission for the 'green team' community group to access the property for one spring season for the purpose of collecting seeds from the existing elm trees.
 24. That the Subdivision Agreement contain a clause requiring that sidewalks be constructed on one side of Streets A, B, C, D, E to the standard requirements of the Township of West Lincoln.
 25. That the Subdivision Agreement contain a clause requiring that the road allowances shown on the draft plan be dedicated to the Township of West Lincoln as Public Highways.
 26. That the Subdivision Agreement contain a clause requiring that the proposed public streets (Street A-E) have a road allowance with a minimum of 20 metres.
 27. That the Owners apply for, and obtain approval of street names, in accordance with the Township's Street Naming Policy POL-PD-01-11, or any successor thereto.
 28. That the road widening of Townline Road, shown as Block 200, be dedicated to the

Township free and clear of any encumbrances.

29. That the Owner prior to registration of the Subdivision Agreement, shall provide revised detailed engineering drawings that identify a temporary turning circle at the termination of Street A, and prior to registration of the subdivision provide any necessary easements in favour of the Township, and the Township agrees to maintain the turning circle until such time that Street A is extended.
30. That the Owner dedicates to the Township 0.3 metre reserves shown as Blocks 198 and 199 on the Draft Plan of Subdivision.
31. That the Owner, prior to registration of the Subdivision Agreement, shall provide revised detailed engineering drawings of the proposed Street C road stub as a temporary grassed area, to the satisfaction of the Director of Infrastructure and the Township agrees to maintain the temporary grassed area until such time as Street C is extended.
32. That the Subdivision Agreement contains a clause indicating that the detailed water, sanitary sewer and stormwater drainage systems, including any proposed downstream sewer improvements, required to service this development are to be confirmed by a qualified professional engineer and that existing capacity of the sewer and watermain servicing to the site is adequate. This must be submitted to the Township Infrastructure Department for review and approval.
33. That prior to approval of the final plan or any on-site grading, the Owner shall submit to the Township of West Lincoln Infrastructure Department for review and approval, a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a suitably qualified professional engineer in accordance with the Ministry of the Environment documents entitled "Stormwater Management Planning and Design Manual", March 2003 and "Stormwater Quality Guidelines for New Development", May 1991:
 - (a) Detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - (b) Detailed sediment and erosion control plans which show how exposed soils, sediments and eroded material will be retained on site during all phases of construction and how the infiltration function will be protected or maintained. Plans should include maintenance requirement for all employed devices.
34. That the Subdivision Agreement between the Owner and the Township of West Lincoln contain provisions whereby the Owner agrees to implement the approved stormwater management plan.
35. That the Subdivision Agreement contains a clause indicating that the Owner agrees to maintain all stormwater management and erosion and sedimentation control structures in good repair and operating order throughout all phases of construction

until assumption. The Owner will revegetate or otherwise restore all disturbed areas immediately following the completion of on-site grading and servicing to the satisfaction of the Township.

36. That the Owner provides written acknowledgment that sanitary, water and stormwater capacity and allocation cannot be guaranteed until final registration of the subdivision, or as otherwise assigned under the Township's Wastewater Allocation Policy.
37. That the Owner provides a written acknowledgment to the Township that the hydraulic modelling for the Draft Plan of Subdivision has confirmed there is insufficient water supply to meet the fire flows required for the Residential Medium Density Block 185 and that development of Block 185 will require upgrades to the water network.
38. That the Subdivision Agreement between the Owner and the Township contain requirements for sanitary sewer flow monitoring of the development at the Owner's expense to confirm the sewer system has been constructed to design standards to exclude extraneous flows from entering into the Township's wastewater collection system. Flow monitoring will continue until the later of one (1) year after occupancy of all buildings within the plan of subdivision or until assumption. Flow monitoring of Block 185 (townhouse dwellings) will be completed independently of the subdivision if that block remains undeveloped at assumption of the subdivision.
39. That the Subdivision Agreement contain a clause that no building permits will be issued until the required upgrades to the sanitary sewers on Townline Road and Anderson Crescent have been completed.
40. That prior to approval and registration of this plan or prior to servicing, the Owner obtain Ministry of the Environment, Conservation and Parks Environmental Compliance Approval through the Township's CLI ECA program for the necessary servicing (watermains, sanitary sewers and stormwater management) for this development.
41. That the Subdivision Agreement contains a clause that the Owner shall provide written confirmation from the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) that required archaeological assessment reports related to the subdivision lands have been entered into the Ontario Public Register of Archaeological Reports. NOTE: No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MHSTCI confirming that all archaeological resource concerns have been mitigated and meet licensing and resource conservation requirements.
42. That the following clause be included in the Subdivision Agreement:

If deeply buried or previously undiscovered archaeological remains/resources are

found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C (Available at: <https://www.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>)

43. That the Subdivision Agreement, pre-servicing agreement and/or site alteration agreement between the Owner and Township of West Lincoln, includes provisions requiring the Owner to implement the mitigation measures outlined in the Environmental Impact Study (GeoProcess Research Associates, October 14, 2025), including but not limited to:
 - a) Ensuring a visual search of the work area is conducted before work commences each day, particularly for the period when most wildlife is active (April 1st to October 31st). Visual searches will target snakes, turtles, and other ground-dwelling wildlife such as small mammals. Visual searches should also include inspecting machinery and equipment left in the work area overnight before starting equipment to ensure that wildlife is safely out of the work area.
 - b) Restricting vegetation removal to October 1–March 14 (outside nesting and active bat season). If removal is required outside this window, a qualified ecologist and/or Ministry of Environment, Conservation and Parks must be consulted.
 - c) Directing all building and site lighting downward and away from natural areas to the extent feasible.
 - d) Regularly inspecting all sediment and erosion control measures to ensure they are in working order. Any deficiencies observed are to be recorded and immediately reported to the site contractor.
 - e) Prohibiting the storage of materials or equipment within natural features or buffers.
 - f) Requiring street trees to be native species, where practical.
 - g) Heavy machinery on site should be washed prior to entering the Subject Property to prevent the spread of invasive species.
 - h) Implementing dust control measures to reduce dust impacts on adjacent lands.
 - i) Incorporating bird-friendly design measures (e.g., City of Toronto’s “Best Practices for Bird-Friendly Glass” and “Effective Lighting”).
41. That the Subdivision Agreement, pre-servicing agreement, and/or site alteration agreement contain a clause that requires an Erosion and Sediment Control (ESC) Plan, consistent with the recommendations of the Environmental Impact Study prepared by GeoProcess Research Associates, October 14, 2025), be prepared to the satisfaction of the Township of West Lincoln. Measures must be maintained throughout construction until disturbed areas are stabilized. Muddy water shall not leave the site.
42. That the Subdivision Agreement contain a clause that the Owner shall provide a

Grading Plan to the satisfaction of the Township demonstrating no grading within natural features or buffers. The plan shall identify stockpile locations outside features and buffers.

43. That the Subdivision Agreement contain a clause that the Owner shall provide Restoration Plan, prepared by a full member of the Ontario Association of Landscape Architects (OALA), be completed to the satisfaction of the Township. The plan must restore the Linkage with native plantings and incorporate invasive species removal where feasible. Consistent with the recommendations of the Environmental Impact Study (EIS) prepared by GeoProcess Research Associates, October 14, 2025), wildlife habitat features should be provided within the Linkage area, such as raptor poles, bat boxes, pollinator boxes, terrestrial log tangles and rock/brush piles.
44. That the Subdivision Agreement contain a clause that the Owner shall provide a Letter of Credit in the amount of the approved estimated cost of restoration works. The Township may draw on the security to ensure installation if required.
45. That the Subdivision Agreement contain a clause that an Ecological Monitoring Plan be prepared to the satisfaction of the Township to evaluate the success of restoration works. Reports (including photographs and recommendations for corrective action) must be submitted to the Township by September 1st of years 1 through 3.
46. That the Subdivision Agreement between the owners and Township of West Lincoln requires the owner to implement the approved ESC Plan, Grading Plan, Restoration Plan, and Ecological Monitoring Plan.

Regional Conditions

47. That the Owner provides a written acknowledgement to Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered or otherwise identified in the Township's Wastewater Allocation Policy and that any pre-servicing will be at the sole risk and responsibility of the Owner.
48. That the Owner provides a written undertaking to Niagara Region stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered or otherwise identified in the Township's Wastewater Allocation Policy, and a similar clause be inserted in the Subdivision Agreement between the Owner and the Township.
49. That prior to final approval for registration of this subdivision, the Owner shall submit

the design drawings (with calculations) for any new municipal sanitary and storm sewers, and stormwater management facilities required to service this development. The capacity in the Regional system is to be confirmed and copies of the approved CLI ECA forms and final drawings must be forwarded to Niagara Region.

50. That prior to approval of the final plan, the Owner shall submit detailed sanitary sewer design information (flows, timing, revised flows for any changes to development plans) for the subdivision. The report is to be sealed by a qualified professional engineer. Prior to final approval, the Region will require sign-off from the Township that capacity is available in the system and has been allocated to this development, subject to the Townships' Wastewater Allocation Policy and modelling.
51. That the Owner submit a written undertaking to Niagara Region that acknowledges the sewershed of the Smithville Sewage Pumping Station has a servicing capacity that will not be able to accommodate the full development. Allocation of additional capacity resulting from the planned Region and Township improvements related to the Smithville Sewage Pumping Station and Townline Road Sanitary sewer will be subject to the Township's Wastewater Allocation Policy and modelling and is not guaranteed to the subject development.
52. That the Owner shall be required to consult and obtain Regional approval of the design/construction of the Regional watermain in compliance with the Regional Design Standards. Further the Owner shall enter into a legal agreement with the Region and approval under the Region's Drinking Water License.
53. That the Owner shall comply with Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and Indemnity Agreement prior to Regional curbside waste collection services commencing.
54. That the Owner shall register a temporary easement in favour of Niagara Region for any waste collection turnaround area that encroaches onto private lands, until such time that through-connection is provided.
55. That the Owner shall be required to submit an Application for Commencement of Collection in order to initiate Regional waste collection services at the new development. Applicable terms and conditions are listed on the agreement form.
56. The Owner is advised that in order to receive Regional waste collection services on private roadways and/or properties, 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.
57. That the Subdivision Agreement requires the Owner to include the following clause into all offers and agreements of Purchase and Sale or Lease for all the dwelling

units:

“Owners/Purchasers/Tenants of townhouse units are advised that waste collection will be through a private contractor and not the Region of Niagara”.

58. Prior to granting final approval, the Township of West Lincoln 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.

Niagara Peninsula Conservation Authority

59. That the Owner shall submit to the Niagara Peninsula Conservation Authority for review and approval the grading, storm servicing, stormwater management, staging and sequencing, and construction sediment control drawings.
60. That prior to the commencement of any works or site alterations on site, the Owner shall obtain Work Permits from the NPCA for any works associated with the alterations to the watercourses within NPCA’s regulated areas. In support of the application, the following information will be required:
- a) Detailed design plans
 - b) Any other information as may be determined necessary by the NPCA at the time an application is submitted.
61. That the Subdivision Agreement contain a clause that the proposed mitigation measure identified within the EIS to maintain the function to downstream features (e.g. sediment supply, water supply, seasonal wildlife habitat) by either keeping the HDF open or by replicating its function through the stormwater management strategy, which can include elements such as enhanced lot level conveyance such as bioswales, low-impact development measures, vegetated swales or constructed wetlands.

NPEI Conditions

62. That Niagara Peninsula Energy confirm that satisfactory arrangements, financial and otherwise, have been made with Niagara Peninsula Energy for any Niagara Peninsula Energy facilities servicing this Draft Plan of Subdivision which are required by the Municipality; a copy of such confirmation shall be forwarded to the Municipality.
63. That the Owner provide a Letter of Credit to Niagara Peninsula Energy for all costs associated with the electrical servicing for the development. The amount of the Letter of Credit will be confirmed once the electrical design has been approved by the Municipality.

Telecommunications Conditions

64. That Bell Canada, and/or any other applicable telecommunication company, confirm that satisfactory arrangements, financial and otherwise, have been made with Bell Canada, or any other applicable telecommunication company, for any telecommunication facilities serving this draft plan of subdivision which are required by the Municipality to be installed underground; a copy of such confirmation shall be forwarded to the Municipality.
65. That the Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, and/or any other applicable telecommunication company to grant to Bell Canada and/or any applicable telecommunication company, any easements that may be required for telecommunication services. Note: Easements may be required prior to final approval.

Canada Post Conditions

66. That the following clause shall be included in the Subdivision Agreement and inserted in all offers and agreements of purchase and sale or lease for each dwelling unit:

“The prospective purchaser is advised that the home/business mail delivery will be from a designated centralized mail box and 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.”

67. That the Owner agrees to:
 - (a) 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.
 - (b) Install a concrete pad with the identified locations in accordance with and approved by Canada Post to facilitate the placement of Community Mail Boxes.
 - (c) 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.
 - (d) 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.
 - (e) Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
68. That the Owner agrees to Canada Post’s multi-unit policy, which requires that the Owner/Developer provide the centralized mail facility (lock Box Assembly) at their own expense (less than 100 units will require a front loading Lock Box Assembly and more than 100 units will require a rear loading Lock Box Assembly which will require a mail room) will be in effect for buildings and complexes with a common

lobby, common indoor or sheltered space.

CLEARANCE OF CONDITIONS

That if final approval is not given to this plan within **THREE YEARS** of the approval date and no extensions have been granted draft approval shall lapse. If the Owner wishes to request an extension to the draft approval period, a written explanation with reasons why the extension is required together with a resolution from the Township, must be received by the Township prior to the lapsing date.

Prior to granting approval of the final plan, the Township's Growth and Sustainability Department will require WRITTEN notification from the following agencies that their respective conditions have been met satisfactorily:

- **TOWNSHIP OF WEST LINCOLN** for Conditions 1 to 46.
- **REGION OF NIAGARA** for Conditions 47 to 58.
- **NIAGARA PENINSULA CONSERVATION AUTHORITY** for Conditions 59 to 61.
- **NIAGARA PENINSULA ENERGY** for Conditions 62 & 63.
- **TELECOMMUNICATIONS COMPANY** for Conditions 64 & 65.
- **CANADA POST** for Conditions 66 to 68.

NOTES:

1. Conveying

- (a) As the land mentioned above to be conveyed to the municipal corporation may be more easily described in the conveyance by reference to a Registered Plan than by "metes and bounds", we suggest that the description be so worded, and,
- (b) We further suggest that the Owner give to the municipality an undertaking to deposit with the Clerk a properly executed copy of the conveyance concurrent with the registration of the plan.

2. Land Required to be Registered Under the Land Titles Act

- (a) Section 160(1) of The Land Titles Act, which requires all new plans be registered in the land titles system;
- (b) Section 160(2) – allows certain exceptions.

3. Water and Sewerage Systems

Inauguration or extensions of a piped water supply, a sewerage system, a storm drainage system or a stormwater management system is subject to approval of the Ministry of Environment (Approvals Branch) pursuant to Section 52 and Section 53 of The Ontario Water Resources Act, R.S.O. 1990.

4. Agencies to be Contacted:

- (a) With respect to the requirements of the Township of West Lincoln Growth and Sustainability (Planning) Department contact:

Mr. Gerrit Boerma
Director, Growth and Sustainability
318 Canborough Street, P.O. Box 400
Smithville, Ontario, L0R 2A0
Telephone – (905) 957-5131
Email – gboerema@westlincoln.ca

- (b) With respect to the requirements of the Township's Infrastructure (Public Works) Department contact:

Ms. Jennifer Bernard
Manager, Civil Land Development
318 Canborough Street, P.O. Box 400
Smithville, Ontario, L0R 2A0
Telephone – (905) 957-3346 ext. 6732
Email – jbernard@westlincoln.ca

- (c) With respect to the requirements of the Region of Niagara contact:

Development Approvals
devtplanningapplications@niagararegion.ca

- (d) With respect to the requirements of Bell Canada contact:

planninganddevelopment@bell.ca

5. Review of Conditions

Applicants are advised that should any of the conditions appear unjustified or their resolution appears too onerous, they are permitted to pay the prescribed fee and apply to change conditions. Committee and Council will consider requests to revise or delete conditions.

6. Hydro One Cautionary Note

An electrical distribution line operating at below 50,000 volts might be located within

the area affected by this development or abutting this development. Section 186 – Proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors could raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER – Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.