



**HABITAT FOR HUMANITY CONDITIONS OF  
DRAFT PLAN OF SUBDIVISION APPROVAL  
(SUBJECT TO COUNCIL APPROVAL APRIL 29, 2025)**

THAT THE COUNCIL OF THE CITY OF WELLAND approves Draft Plan of Subdivision for lands described as Part Block U, Plan 564 and Part Road Allowance Between Lots 24 and 25, Concession 6 Crowland (Closed by BB81033), Part 2, Plan 59R-17688; City of Welland, municipally known as 54 Plymouth Road, subject to the following conditions:

1. That the Owner enter into a Subdivision Agreement with the City of Welland;
2. That all development must conform to the City of Welland Municipal Standards, as amended;
3. That no grading or construction shall commence until such time as the Subdivision Agreement has been entered into and the financial securities are in place, or a pre-servicing arrangement has been entered into;
4. That construction fencing is required in accordance with the City of Welland Building By-law 2020-140;
5. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the Stage 1-2 Archaeological Assessment reports for 54 Plymouth Road, Welland, prepared by Archaeological Consultants Canada (dated December 16, 2024). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Welland, prior to clearance of this condition;
6. That the Subdivision Agreement between the applicant/owner and the City of Welland include the following warning clause:

“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 Niagara Regional Police Service and coroner to secure the site. If the discovery is no human remains, the area must be secured to prevent site disturbance.”;
7. That the developer shall submit to the City of Welland for review and approval by the Director of Infrastructure Services/City Engineer, full engineering design drawings including Site Servicing, Site Grading, General Notes and Details, and Sediment Erosion and Control Plan;

8. That foundation drains will not be connected to the sanitary sewer system;
9. That the roof water drainage from any structure or building shall be directed via downspouts discharging via splash pads (concrete or other suitable material) to grass surfaces or stone swales where permitted. These splash pads must direct the flow away from the building, not onto sidewalks or driveways and not toward adjacent properties;
10. That prior to any site alteration, approval from the Director of Infrastructure Services/City Engineer is required. The Developer shall submit all supporting materials and engineering design, prepared by a qualified professional, as required by the City or any applicable authority and shall agree to implement the recommendations of the reports, studies and plans.;
11. That the owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas Inc.;
12. That 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;
13. That 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;
14. That the owner acknowledges and agrees that it is the responsibility of the owner to provide entrance/service duct(s) at their own cost 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 shall be required to pay for the extension of such network infrastructure;
15. That the Owner shall complete to the satisfaction of the Director of Engineering of the City of Welland 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 Owner/Developer be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.

b. The Owner further agrees to:

- i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
- ii. Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes
- iii. Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
- iv. Determine the location of all centralized mail receiving facilities in 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.

16. That prior to granting approval for the Final Plan, the City of Welland will require written notice from the following upon their respective conditions having been met satisfactorily:

Canada Post: 15

17. That if final approval is not given to this Plan within three (3) years of the approval date and no extensions have been given, Draft Approval shall lapse. If the Owner wishes to request extension of Draft Plan Approval, a written request with reasons why the extension is required and the applicable application fee, must be received by the City prior to the lapsing date; and further,

THAT Welland City Council authorizes the Mayor and Clerk to sign the Draft Approval, Final Approval Plans and Agreements once all Conditions have been satisfied.