

Detailed Zoning Conditions

As the application has progressed to consideration of third reading without satisfactory resolution to numerous development issues, the following list itemizes the requirements that are recommended to be addressed prior to consideration of adoption:

Technical/Design Matters

1. **Submission of designs and cross-sections, cost estimate, and development agreement** for the full width of the Glenrosa Road improvements from and including the subject properties to Gates Road to the satisfaction of the General Manager of Development Services (full width improvements include curb, gutter, sidewalk on the north side of the road and ditch on the south side).
2. **Submission of designs, cost estimate, and development agreement** for all required off-site improvements related to a revised storm water management plan for the Glenrosa Road improvements, including details on storm detention facilities, and a revised servicing report, including design criteria and rationale for Glenrosa Road and any deficiencies associated with the required road standard, to the satisfaction of the General Manager of Development Services.
3. **Submission of a design, cost estimate, and development agreement** for the installation of curb extensions at crosswalk on Salmon Road fronting the elementary school.

Legal Matters

4. **Registration of a covenant** to require the construction of the Glenrosa Road improvements at time of subdivision (both on-site and off-site works in accordance with the Comprehensive Development Plan).
5. **Registration of a covenant** to require the construction of a pedestrian trail through the proposed P1 area at time of subdivision (the agreement may note that the length of the 1.5 metre wide trail through the property will contribute to the parkland dedication requirements in accordance with s. 510 of the *Local Government Act*). A portion of the pedestrian trail may also need to be secured through right of way if it cannot be accommodated within the P1 area (note that a trail cannot be established within the riparian area).
- ~~6. **Registration of a covenant** to require at time of subdivision a Dam Breach and Inundation Analysis prepared in accordance with the Dam Safety Regulation, Water Sustainability Act.~~
7. **Registration of a covenant** to require a \$3,071 per lot/unit contribution to the future reservoir project (with single family lot contribution at subdivision and multiple family unit contribution at building permit).
8. **Registration of a statutory right of way** to establish a pedestrian connection between Stonegate Park and the proposed residential subdivision (blanket SRW at zoning with final SRW determined through subdivision approval).
9. **Dedications of land** to accommodate improvements to Glenrosa Road.
10. **Dedication of land** for the proposed Parks and Open Space (P1) area.

Financial Matters

11. **Financial contribution** of \$35,000 to assist with the construction of park improvements at Stonegate Park.