

Appendix B – Department Agency Comments/Conditions
(Planning Report: GMS-PL-2025-009)

Township Department	Comment/Conditions
Accessibility Committee	On behalf of the AAC, the Clerk's Division Staff Liaison reviewed the resubmitted application documents and notes the applicant has acknowledged receipt of the AAC's comments from the October 24, 2024, submission. Therefore, the AAC has no further comments at this time.
Building Division	No comments.
By-law Division	<p>We ask that Planning Staff, and any owner/applicant responsible for development in King, kindly take these comments into consideration and further, take steps to avoid and/reasonably mitigate any problems due to by-law violations or nuisances for the community. Further that contact information for responsible parties be identified early, and be maintained current and in a central location to be used, as required.</p> <p>Signs:</p> <p>1. Signage is subject to the Sign By-law, as amended, including review, approval and permitting. Identify and provide proposed signage, locations, and any details early in development planning stages.</p> <p>Municipal Number Identification:</p> <p>2. A municipal address number sign (known as a green number sign) must be erected and clearly visible from the highway identifying the property in accordance with municipal records.</p> <p>Noise:</p> <p>3. Construction type noise/sound is subject to the Noise By - law 81-142, as amended.</p> <p>a) No construction (related noise) on Sunday anytime or, Monday-Saturday (9:00 pm and 7:00 am.)</p> <p>b) There is zero tolerance for related complaints.</p> <p>c) Consider your neighbors and try to avoid construction related noise on statutory holidays and avoid the use of generators, if possible.</p> <p>Garbage:</p> <p>4. Ensure adequate garbage/disposal system on the property.</p> <p>5. Garbage on the property during construction, to be maintained including stored properly so as not to create an unsightly appearance and to ensure is not lose and blowing around.</p> <p>Fencing:</p>

	<p>6. Fencing is subject to the Fence By-law, as amended, including but not limited to: height, location, pool enclosures, etc.</p> <p>7. Privacy Screening/ Noise Attenuation Barriers and exterior yard fencing constructed so as not to be climbable and in accordance with the pool enclosure requirements on both sides.</p> <p>Road:</p> <p>8. Road allowance (including boulevard, grass, highway and sidewalk) to remain free and clear of: debris, mud (e.g. mud tracking) equipment and/or any type of materials.</p> <p>a. Activity within the municipal right of way is prohibited and there will be zero tolerance of any fouling and encumbering of a roadway.</p> <p>9. Half loads or reduced loads may be in place on roads; ensure to abide by load restrictions.</p> <p>10. Ensure entrance rules, (e.g. measurements, locations) are discussed/ reviewed and communicated to the home owner in the early staged (note- conflict in driveway widths private property versus municipal property to be resolved.)</p> <p>The Corporation of the Township of King</p> <p>Parking</p> <p>11. Adequate parking spaces to be allocated on the site for the proposed uses including during the project.</p> <p>12. On-street parking is subject to parking by-law, included but not limited to: loading/unloading, facing the direction of traffic, not exceeding 3 hours, interferes with snow removal, or during winter restrictions.</p> <p>a. All trades/contractors to park on one side of the street subject to parking restrictions.</p> <p>b. Traffic and parking plan to be coordinated to determine requirements for on -street parking during construction and paving later on during the projects, and if parking exemptions will be necessary through by-law (AIMS.)</p> <p>13. In the case of private property and where parking lots are proposed that parking signage be displayed, at all entrances/ exits; giving authority for enforcement for parking offences, as may be required.</p> <p>14. Ensure roads in the vicinity of the project and the property are evaluated for potential or necessary</p>
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	<p>parking restrictions as may be required due to the development. Consider parking restrictions on the same side or in the vicinity of the development and/or implement lay by lane parking.</p> <p>15. Consideration of on-street parking restrictions in the vicinity of development area (e.g. where high traffic visitors.).</p> <p>16. Ensure adequate parking signage is installed prior to occupancy and consider:</p> <p>a. fire routes, accessible parking, no parking in the isle lanes, parking only in designated parking stalls/spaces, parking by permit only and at all entrances a sign that reads: all unauthorized vehicles parked will be tagged and/or towed at owners expense.</p> <p>b. Ensure visitor parking is provided.</p> <p>Agreement:</p> <p>17. Include comments in the agreements that all development must comply with all applicable laws.</p> <p>a. Ensure that any agreements or security deposits obtained/retained by the municipality includes a condition that said security/deposit will not be released unless it is proven that the property and works are in compliance will all applicable law. (For example if pool constructed a fence must be installed in accordance with by-laws.)</p> <p>18. Ensure the property is in compliance with all applicable laws and that as built drawings are provided and in compliance with all submissions and applicable laws.</p> <p>Other:</p> <p>19. No works to commence on the property until all approvals and permits have been obtained and/or clearance has been provided by the Township.</p> <p>20. Site alteration outside the building envelope is not permitted without approval.</p> <p>21. Ensure all submitted drawings are clear, and illustrate where site alteration activities proposed to take place and in such cases a detailed and approved grading plan is to be provided by a qualified person showing pre-existing grade and final grade, confirming drainage is maintained on the subject property and all fill is clean, in the event of reported complaints.</p> <p>22. Easements and encroachments to be reviewed to ensure, not impeded or affected.</p> <p>23. Ensure ‘ uses’ and/or proposed ‘ uses’ of the property and structures are in accordance with the</p>
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	<p>Zoning By-laws, and recorded properly by MPAC.</p> <p>24. Dust measures should be taken into consideration throughout the construction period so as to ensure adjacent properties are not unreasonably affected.</p> <p>25. Ensure existing trees are protected.</p> <p>Snow:</p> <p>26. Consider dedicated snow storage areas away from adjacent properties to avoid flooding or drainage complaints.</p> <p>Adjacent Properties:</p> <p>27. In-fill lots must have additional restrictions in place to avoid and address all nuisances (e.g. road damage deposits.)</p> <p>a. Ensure adjacent properties are not affected due to: construction activities, debris, height, location, setbacks, drainage and/or lighting.</p> <p>The Corporation of the Township of King</p> <p>b. Ensure that the construction site is fenced to avoid problems on adjacent properties and ensure all works is contained on the site.</p> <p>c. Ensure all lights are not directed towards adjacent properties.</p> <p>INTERNAL COMMENTS FOR REVIEW:</p> <p>Key Contact:</p> <p>28. Ensure that key contact information (email, office/cell numbers) of persons responsible for overseeing any works on the property and as well as the property owner, is readily available to the by -law enforcement division through Land Manager and Laser Fiche, etc.</p> <p>Financial:</p> <p>29. Obtain a security deposit and confirm the applicant understands that during development and the duration of the construction they must comply with all municipal by -laws, failing which there will be zero tolerance and any security deposit obtained will be utilized to bring matters into compliance promptly through remediation.</p> <p>30. Ensure to check with all departments for any outstanding violations prior to signing off or returning security/deposit.</p> <p>Workflow:</p> <p>31. Ensure the works undertaken at the property are per the approved plans before releasing any securities. Ensure staff are clear on what is permitted in the even enforcement is required.</p>
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	<p>32. In the event of complaints the planner/property owner will be contacted by Engineering to identify and concern any issues and Planning/Engineering will work with the owner/applicant and will request the assistance of By-law as may be required.</p> <p>33. Consideration of using Land Manager, Laser Fiche and GIS to identify property/ file numbers/key contact information for all responsible parties.</p> <p>Traffic:</p> <p>34. Ensure by-law amendments for applicable road related restrictions (e.g. speed, stopping, and parking) are enacted through by-law amendment and that required signs are installed accordingly and before occupancy.</p>
Development Engineering	<p>With confirmation from Weston that the Condo Corporation will be maintaining the communal infrastructure even on the private portion, we have no further concerns. At a minimum, the following infrastructure that will be on the private lot should be maintained by the Condominium Corporation: retaining walls, street signs, light poles, hydrants, and storm infrastructure such as rear lot catch basins & leads, and sand filter beds. Easement requirements relating to other utilities, such as hydro, gas, etc., should be confirmed with the respective agencies.</p> <p>Though not related to the Draft Plan of Condominium, as mentioned in our previous submission comment, the Condo Corporation will be required to maintain the storm outlet within the environmental land. An easement in favor of the Condo Corporation should be provided immediately after the conveyance of the environmental land to the Township. I trust these provisions have been included as conditions in the Site Plan Agreement.</p>
Agency	Comment/Conditions
LSRCA	<p>We believe that our matters of interest (natural hazards and stormwater management) for this development were adequately addressed through this previous application approval and the issuance of LSRCA permit KP.2024.015 for the construction of said development.</p> <p>Considering the above noted comments and our mandate and policies under the Conservation Authorities Act, as well as our Municipal Partnership and Service Agreement, we have no objection proposed Draft Plan of Condominium.</p>

Region of York	No comments.
Rogers Communications	<p>Rogers Communications ("Rogers") has reviewed the application for the above Condominium and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:</p> <p>1) Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.</p> <p>2) Prior to registration of the plan of Condominium, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation. In addition, we kindly request to, where possible, receive copies of the following documents: 1) the comments received from any of the Communications Service Providers during circulation; Page 2 2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and 3) the planners' report recommending draft approval before it goes to Council or any of its committees.</p>
Bell Canada	<p>We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:</p> <p>Bell Canada Condition(s) of Approval</p> <p>1) 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.</p> <p>2) 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</p>

	<p>responsible for the relocation of any such facilities or easements at their own cost.</p>
Enbridge Gas Inc.	<p>If the gas main(s) 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.</p> <p>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 at no cost.</p>
Canada Post	<p>Canada Post has reviewed the proposal for the above noted Development Application and has determined that the 24 freehold units, will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.</p> <p>In order to provide mail service to this development, Canada Post requests that the owner/ developer comply with the following conditions:</p> <p>The owner/ developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.</p> <p>The Builder/ Owner/ Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.</p> <p>The owner/ developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.</p> <p>The owner/ developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be</p>

	<p>prepared a minimum of 30 days prior to the date of first occupancy.</p> <p>The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy(a minimum of 1 year prior).</p> <p>The owner/ developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser/ tenants that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners/ tenants of any established easements granted to Canada Post.</p> <p>The owner/ developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.</p> <p>Canada Post further requests the owner/ developer be notified of the following:</p> <ol style="list-style-type: none"> 1 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy. 2 There will be no more than one mail delivery point to each unique address assigned by the Municipality. 3 Any existing postal coding may not apply, the owner/ developer should contact Canada Post to verify postal codes for the project.
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