

Agenda Item #	Page #

File: 39T-12502
Planner: Nancy McKee

43. In conjunction with engineering servicing drawings, the Owner shall have its professional consulting engineer provide detailed designs associated with the Dundas Street left turn lane. Detailed engineering drawings for the Crumlin Sideroad left turn lane shall be provided prior to issuance of Certificate of Conditional Approval, all to the satisfaction of the City.
44. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer submit design criteria for the left turn lanes on Dundas Street at Street "B" and on Crumlin Sideroad at Street "A" for review and acceptance by the City.
45. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct a left turn lane on Dundas Street at the Street "B" with sufficient storage and taper to accommodate traffic anticipated by the full build-out of the subdivision to the satisfaction of the City.
46. The Owner shall construct a left turn lane on Crumlin Sideroad at Street "A" with sufficient storage and taper to accommodate traffic anticipated by the full build out of the subdivision, within one year of registration of the plan, to the satisfaction of the City.
47. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall make minor boulevard improvements on Dundas Street and Crumlin Sideroad adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

Road Widening:

48. The Owner shall dedicate sufficient land to widen Dundas Street and Crumlin Sideroad to 18.0 metres (59.06') from the centreline of the original road allowance.
49. The Owner shall dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street "B" with Dundas Street and Street "A" with Crumlin Sideroad in accordance with the Z.-1 Zoning By-law, Section 4.24.
50. The Owner shall dedicate 3.0 m x 3.0 m "daylighting triangles" at the intersection of Streets "A" and "B" in the Plan (i.e. Where 21.5 m r.o.w.'s meet) to satisfy requirements necessary for servicing bus transit routes, as specified by the City.

Vehicular Access:

51. A 0.3 metre reserve will be added along the arterial road frontage of Blocks 1, 5, 6 and the Crumlin Sideroad frontage of Block 8. These reserves will be shown on the face of the final plan and will be dedicated to the City.
- * 52. No vehicular access will be permitted to Lots 5, 6 & 8 directly from Crumlin Sideroad and Lot 1 directly from Dundas Street. Through the site plan application, restricted vehicular access may be considered subject to the applicant submitting the necessary supporting analysis to confirm safe access and the provision of all necessary constructed measures to ensure restricted access, such as a raised median, to the satisfaction of the City.