

26 August 2024

Sama Haghighi
Planning Coordinator
5941 Highway 89
Harriston, On
N0G 1Z0

Dear Ms. Haghighi:

Re: **Notice of Zoning By-law Amendment ZBA 2024-08, 475 Main St., Palmerston**

Planning staff at the Upper Grand District School Board have received and reviewed the above noted application for a zoning by-law amendment that facilitates the construction of a 4-storey mixed use, commercial and residential apartments development.

Please be advised that the Planning Department **does not object** to the application, subject to the following conditions, to be imposed during future Site Plan Control/Plan of Condominium applications:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
- That the developer shall agree, upon registration of the plan, to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
- That the developer shall supply, erect, and maintain a sign (at the developer's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighborhood.
- That the developer shall agree in the site plan agreement / condominium declaration that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will

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be provided to allow children to walk safely to school or to a designated bus pickup point.

- That the developer shall agree in the **site plan agreement / condominium declaration** to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

“In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point.”

Should you require additional information, please feel free to contact the undersigned.

Sincerely,



Hailey Till
Planning Technician

PLN: 24-026
File Code: R14

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