



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

May 15, 2023

Ontario City Council Chambers, 2 PM  
303 East "B" Street, Ontario

---

All documents for public review are on file with the Planning Department located at City Hall, 303 East "B" Street, Ontario, CA 91764 and on the City website at [www.ontarioca.gov/agendas/zoning](http://www.ontarioca.gov/agendas/zoning)

**PUBLIC HEARINGS**

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-003**: A public hearing to consider a Conditional Use Permit to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on .2-acre of land located at 734 East F Street, an Eligible historic resource, within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan.; (APN: 1048-412-08) **submitted by Gilbert Caughman.**

If you wish to appeal a decision of the Zoning Administrator, you must do so within ten (10) days of the Zoning Administrator action. Please contact the Planning Department for information regarding the appeal process.

If you challenge any action of the Zoning Administrator in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **May 11, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Administrative Assistant



# ZONING ADMINISTRATOR DECISION: CONDITIONAL USE PERMIT

May 15, 2023

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**DECISION NO.:** [insert #]

**FILE NO.:** PCUP23-003

**DESCRIPTION:** A public hearing to consider a Conditional Use Permit to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on 0.20-acre of land located at 734 East F Street, an Eligible historic resource, within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district. APN: 1048-412-08; **submitted by Gilbert Caughman.**

## PART 1: BACKGROUND & ANALYSIS

GILBERT CAUGHMAN, (herein after referred to as "Applicant") has filed an application requesting approval of a Conditional Use Permit, File No. PCUP23-003, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**PROJECT SETTING:** The project site is comprised of 0.20-acre of land located at 734 East F Street, and is depicted in *Exhibit A: Aerial Photograph*, attached. The property has been identified as an "Eligible" historic resource and is listed on the Ontario Register of Historic Resources. The property is located within an established residential neighborhood comprised of single and multiple-family dwellings, and a hospital to the west. The area developed primarily during the 1920s. During the 1980s, 2-story multiple-family residential buildings were constructed as infill development lots where the single-family residences existed. The project site is developed with a one-story, single-family residence constructed in 1926 in the Craftsman Bungalow architectural style and is depicted in Exhibit B: Project Site. A detached, 366 square-foot one-car garage is located to the rear of the residence and is accessed via a driveway from F Street. The rear half of the lot contains a small storage shed and is accessible via a public alley located south of the property. Existing land uses, General Plan and zoning designations, on and surrounding the project site are as follows:

	Existing Land Use	General Plan Designation	Zoning Designation
Site:	Single-Family Residential	Low-Medium Density Residential	MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre)
North:	Single and Multiple-Family Residential	Low-Medium Density Residential	MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre)
South:	Single-Family Residential	Low Density Residential	LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre)
East:	Multiple-Family Residential	Low-Medium Density Residential	MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre)
West:	Multiple-Family Residential	Low-Medium Density Residential	MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre)

Prepared: EA 05/09/23

Reviewed: [enter initial & date]

**PROJECT ANALYSIS:**

(1) Background — The Applicant is requesting a Conditional Use Permit to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square-foot detached accessory residential structure to accommodate a 2-car garage and a second story, one-bedroom Accessory Dwelling Unit (ADU). Section 5.03.010 (Accessory Residential Structures) of the Ontario Development Code requires approval of a Conditional Use Permit for detached accessory residential structures that exceed 16 feet in height or 1,050 square-feet in size. Additionally, Certificate of Appropriateness approval is required for accessory residential structures that exceed 16 feet in height and are constructed on historic properties. The Conditional Use Permit is to regulate the use of the structure while the Certificate of Appropriateness is to evaluate if the proposed construction will cause adverse impacts to the historic resource. The Certificate of Appropriateness (File No. PHP23-002) was reviewed and approved by the Historic Preservation Subcommittee at their regular May 10, 2023 meeting.

(2) Site Design/Building Layout – The proposed 1,136 square-foot, 2-story detached accessory residential structure will be constructed at the southwest corner of the site and will be setback 50 feet from the principal dwelling to the north, 28 feet and 2 inches from the detached garage to the north, 5 feet from the western (interior) property line, 20 feet from the southern (rear/alley) property line, and 17 feet 6 inches from the eastern (interior) property line (Exhibit D: Site Plan).

(3) Floor Plan – As depicted in Exhibit F: Floor Plan, the first floor of the building contains a 637 square-foot 2-car garage. The 499 square-foot second story ADU contains one bedroom, one bathroom, a kitchen and living area and is accessed via an exterior staircase on the east side of the structure. A deck, supported by simple wood posts, leads to the entrance of the ADU.

(4) Parking – The Accessory Dwelling Unit is located within one-half mile walking distance of public transit and does not require an off-street parking space; however, the Applicant is proposing to develop a new 2-car garage as a part of the project.

(5) Site Access/Circulation – Vehicular and pedestrian access to the accessory residential structure will be from the alley to the south via a 25-foot-wide driveway.

(6) Architecture — The proposed accessory residential structure will be designed to complement the Craftsman Bungalow architectural style of the principal dwelling. The proposed building is 26 feet and 9 inches in height, square in plan with a multi-gable composition shingle roof and horizontal wood siding (Exhibit E: Conceptual Elevations). The south elevation will feature 2 garage bays covered with decorative doors on the first floor. The exterior light fixtures and window style, material and trim details on the detached accessory residential structure shall match the primary dwelling.

(7) Land Use Compatibility — The Conditional Use Permit review is required to ensure that the proposed use will be operated in a manner consistent with all local regulations and to ensure that the land use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties, or improvements in the vicinity. The existing single-family residence and proposed accessory residential structure are located within an established residential neighborhood, with a mix of single and two-story buildings. The proposed detached accessory residential structure will be setback 133 feet from the front property line and will not be visible from the public right-of-way. The accessory residential structure will be constructed of materials compatible with the existing historic residence and will not detract or negatively impact

the historic character of the existing residence. The overall height of the building is below the Development Code allowance of 35 feet for the zoning district. The proposed use is consistent with the surrounding residential uses; therefore, no significant negative impacts are anticipated.

The proposed use will not expose the surrounding residences to any impacts beyond those that would normally be associated with any other residential use similarly permitted within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district. Staff believes the Project will not result in impacts to the surrounding properties and is recommending conditions of approval that will further ensure compatibility of adjacent land uses.

**AIRPORT LAND USE COMPATIBILITY PLAN:** This project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan ("ONT ALUCP"). Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

**DEPARTMENTAL REVIEW:** Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

**PUBLIC NOTIFICATION:** The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

**CORRESPONDENCE:** As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

## **PART 2: RECITALS**

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part I, above; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.01-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT ALUCP, which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on May 15, 2023, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Elly Antuna, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval. Following staff's presentation, the Zoning Administrator opened the public hearing.

(2) [insert speaker's name], the applicant/representing the applicant, explained the business operation and spoke in favor of the application.

(3) [insert additional speaker info]

(4) [insert additional speaker info]

(5) There being no one else to offer testimony regarding the application, the Zoning Administrator closed the public hearing.

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

### **PART 3: THE DECISION**

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Zoning Administrator of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the Zoning Administrator has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Zoning Administrator, the Zoning Administrator finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to

another where only minor modifications are made in the exterior of the structure, including, but not limited to one single-family residence, or a second dwelling unit in a residential zone. The Project consists of the construction of detached accessory residential structure and meets all applicable Development Code requirements ; and

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the Zoning Administrator.

SECTION 2: ONT ALUCP Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Zoning Administrator has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Zoning Administrator, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 3: Concluding Facts and Reasons. Based upon [1] the substantial evidence presented to the Zoning Administrator in the Background and Analysis of this Decision, [2] the oral information presented during the herein-referenced public hearing, and [3] the findings set forth in Sections 1 and 2, above, the Zoning Administrator hereby concludes as follows:

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed residential land use will be established and operated consistent with the objectives and purposes, and development standards and guidelines, of the MDR-11 zoning district. The proposed accessory residential structure will accommodate a garage and accessory dwelling unit, permitted land uses in the MDR-11 zoning district; and

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed residential land use will be located within the Low-Medium Density Residential land use district of the Policy Plan Land Use Map, and the MDR-11 (Medium Density Residential-11.1 to 18.0

DU/Acre) zoning district. The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan. The proposed accessory residential structure will provide for an accessory dwelling unit and garage in the existing residential neighborhood; and

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code and any applicable specific plan or planned unit development.* The proposed residential land use is located with the Low-Medium Density Residential land use district, and the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district, and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code. With approval of the Conditional Use Permit, the proposed accessory residential structure will meet all Development Code standards, including those related to setbacks, height, parking, density, lot coverage, and building area; and

(d) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The Project site is located within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district for which accessory residential structures are permitted uses and accessory residential structures in excess of 16 feet in height or 650 square feet in area are conditionally permitted uses. Accessory Dwelling Units and garages are consistent with the allowed types of uses specified within the zoning district. The Project will be conditioned to ensure that it will operate and be properly maintained, therefore the Project will not be detrimental or injurious to the surrounding properties and improvements.

**SECTION 4: Zoning Administrator Action.** Based on the findings and conclusions set forth in Sections 1 through 3, above, the Zoning Administrator hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as "Attachment A" of this Decision, and incorporated herein by this reference.

**SECTION 5: Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 6: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

-----

APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---

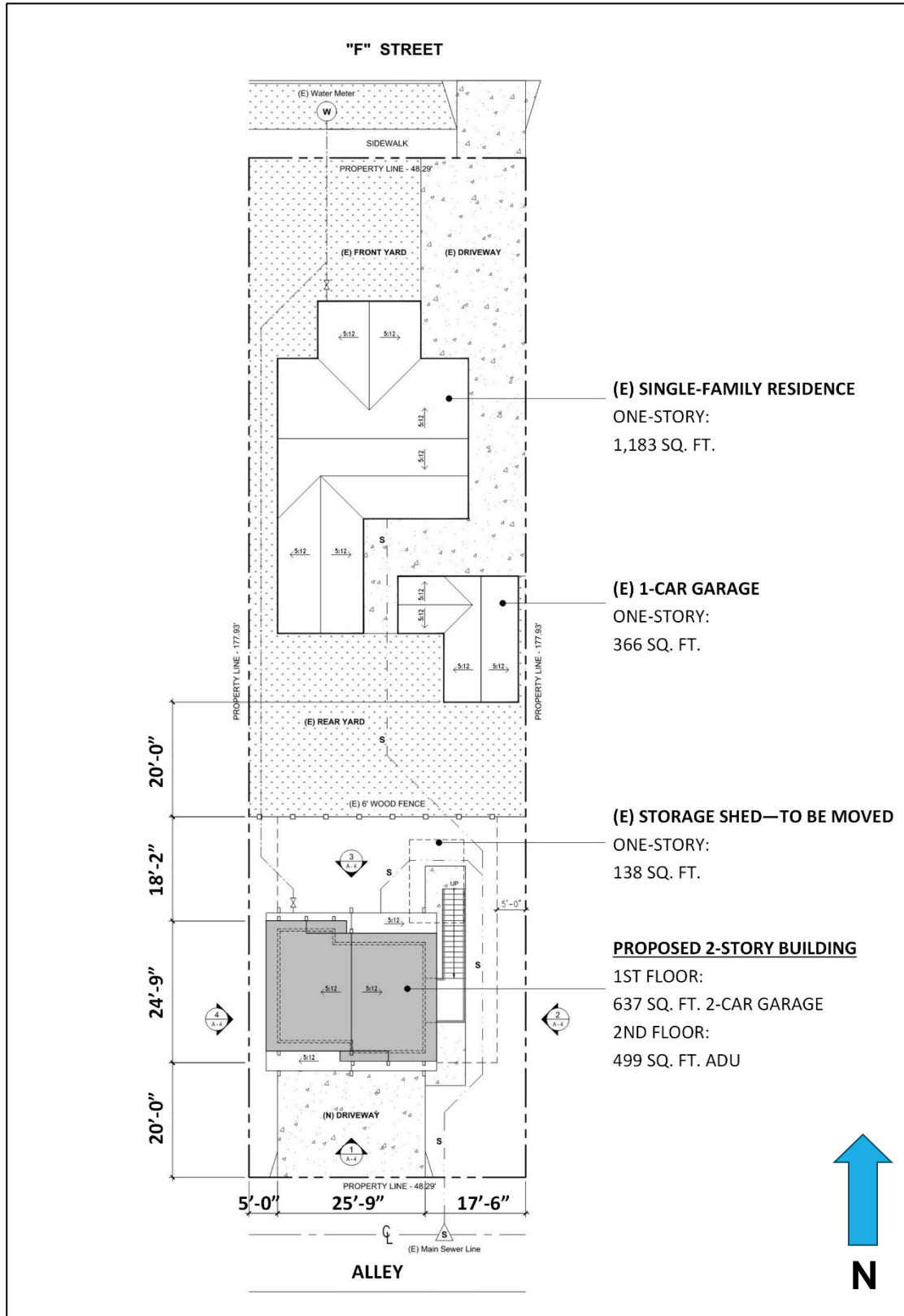
Rudy Zeledon  
Zoning Administrator



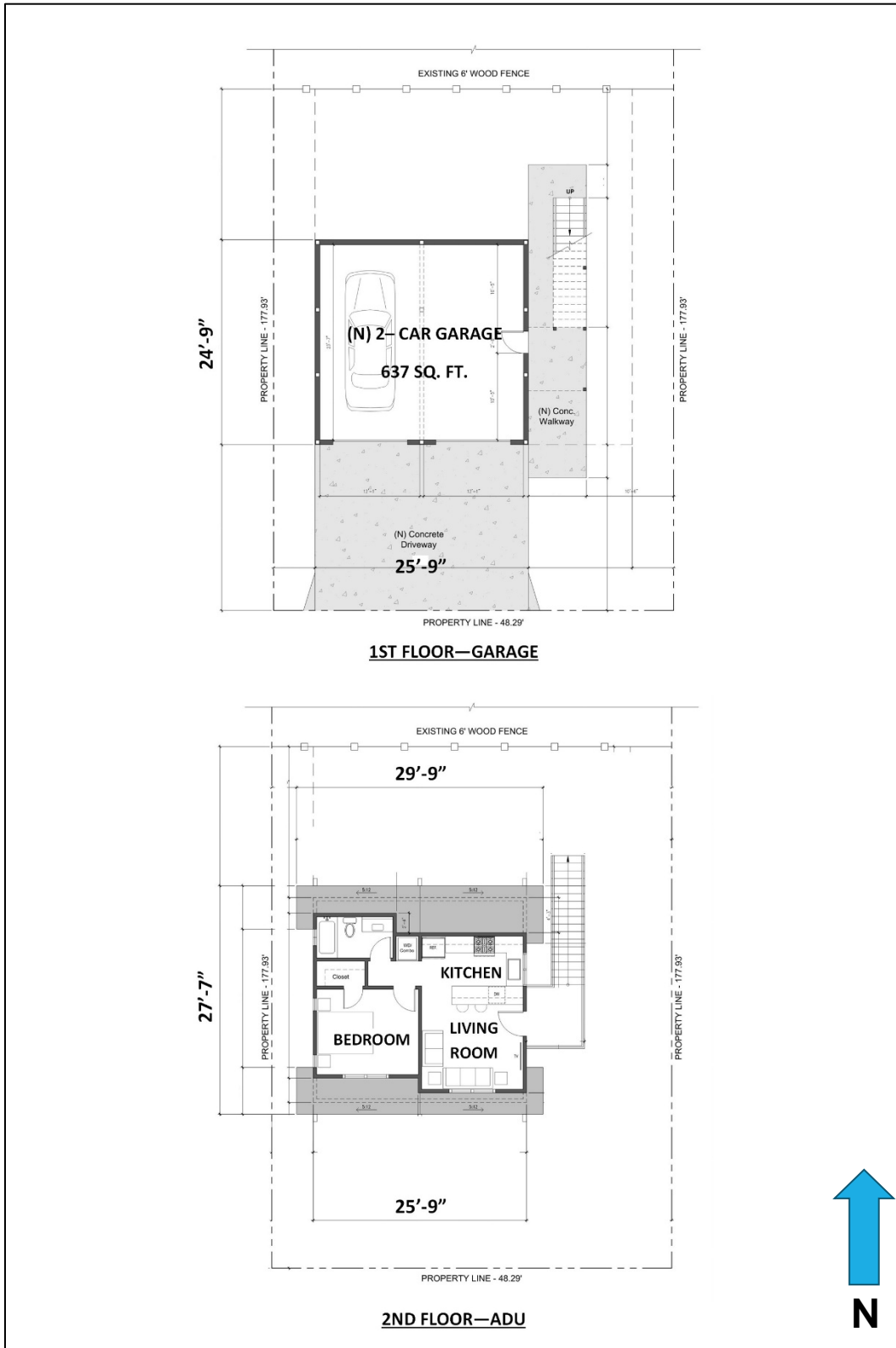
**Exhibit A: PROJECT LOCATION MAP**



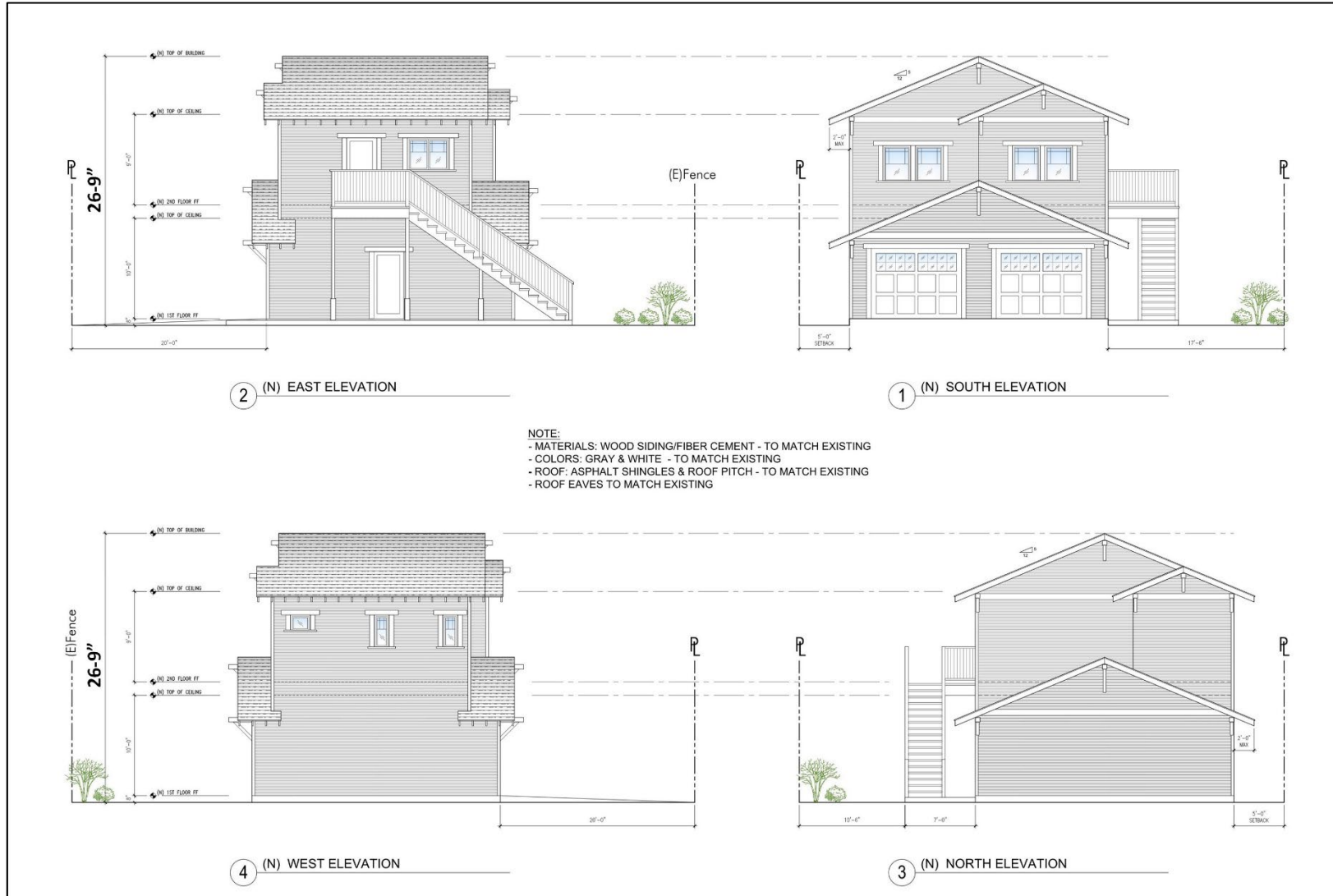
**Exhibit B: SITE PLAN**



**Exhibit C: FLOOR PLAN**



**Exhibit D: ELEVATIONS**



**Exhibit E: SITE PHOTOS**



**734 East F Street - View looking southeast**



**734 East F Street - View looking southwest**

**Exhibit E: SITE PHOTOS**



**Multiple-family residential East of Project Site – View from alley (looking northwest)**



**Location of proposed accessory residential structure**

**Attachment A:  
Department Reports (Conditions of Approval)**

*(Department Reports containing conditions of approval follow this page)*



# PLANNING DEPARTMENT CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 5/15/2023

**File No:** PCUP23-003

**Related Files:** PHP23-002

**Project Description:** A Conditional Use Permit to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on .2-acre of land located at 734 East F Street, an Eligible historic resource, within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district; (APN: 1048-412-02); **submitted by Gilbert Caughman.**

**Prepared By:** Elly Antuna, Associate Planner  
Phone: 909.395.2414 (direct)  
Email: [ellantuna@ontarioca.gov](mailto:ellantuna@ontarioca.gov)

The Planning Department, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Time Limits.

**(a)** Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Conditional Use Permit approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2** General Requirements. The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape



and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

**(b)** The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

**(c)** The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

### **2.3** Site Plan.

**(a)** Detached accessory residential structure shall maintain the following minimum setbacks:

- (i)** Front/North property line – 133'
- (ii)** Principal Dwelling to the north – 50'
- (iii)** East property line – 17'-6"
- (iv)** South/Alley property line – 20'
- (v)** West property line – 5'
- (vi)** Detached Garage to the north – 28'-2"

### **2.4** Environmental Requirements.

**(a)** If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

**(b)** If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.5** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

### **2.6** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Exemption ("NOE") filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). The filing of a NOE is voluntary; however, failure to provide said fee within the time specified will

result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

**(b)** After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.7** Related Applications. Conditional Use Permit approval shall not be final and complete until such time that related File No. PHP23-002 has been approved by the Historic Preservation Subcommittee.

**2.8** Additional Requirements.

**(a)** All Ontario Development Code standards regarding Accessory Residential Structures shall apply and be maintained for the duration of the use.

**(b)** All conditions and requirements for all City of Ontario Departments shall be adhered to.



# CITY OF ONTARIO MEMORANDUM



---

**DATE:** April 7, 2023  
**TO:** David Zurita, Engineering Department  
**CC:** Elly Antuna, Planning Department  
**FROM:** Eric Woosley, Utilities Engineering  
**SUBJECT:** DPR#2- Utilities Engineering Conditions of Approval (#9144,9145)  
**PROJECT NO.:** PCUP23-002/PHP23-003

---

## BRIEF DESCRIPTION

*A Conditional Use Permit to establish a 499 square-foot second story Accessory Dwelling Unit on 0.198 acres of land located at 734 East F Street, within the MDR-11 zoning district. (APNs: 1048-412-08).*

---

## OMUC UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

---

**CONDITIONS OF APPROVAL:** *The Ontario Municipal Utilities Company (OMUC) Utilities Engineering Division recommends this application for approval subject to the Conditions of Approval outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards. The Applicant shall be responsible for the compliance with and the completion of all the following applicable Conditions of Approval prior to the following milestones and subject to compliance with City's Design Development Guidelines, Specifications Design Criteria, and City Standards:*

1. Standard Conditions of Approval: Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017, or as amended or superseded by Council Resolution; as well as the project-specific conditions/requirements as outlined below.