

CONDITIONS OF DRAFT APPROVAL

File: 19T-19-K02
Subject: TG Nobleton LP

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
GROWTH MANAGEMENT SERVICES DEPARTMENT	<p>1. The Plan shall relate to the draft plan of subdivision, prepared by Humphries Planning Group Inc., File Number 15399, Drawing Number A1, dated November 6, 2016, revised March 14, 2021, and subject to the following revisions as determined necessary at the sole discretion of the Director of Growth Management Services:</p> <ul style="list-style-type: none"> • minor road alignment • reserves (including, without limitation, a minimum 0.3 metre reserve along any required areas) • temporary turning circles • the final dimensions of the plan including various blocks and layout of roads, etc., shall be determined during detailed design prior to registration of the Plan. 	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT PUBLIC WORKS DEPARTMENT	<p>2. The Owner shall convey the following lands, without monetary consideration and free from all encumbrances, upon confirmation, to the satisfaction of the Township and Region of York, that the lands have been remediated and are suitable for the intended use:</p> <ol style="list-style-type: none"> a) Blocks 247 - 248 for park and/or stormwater management purposes, to the Township; b) Blocks 249 – 251 for environmental protection purposes, to the Township and/or TRCA; c) Block 252 for open space purposes, to the Township; d) Block 253 for environmental open space buffer purposes, to the Township; e) Block 254 for walkway/easement purposes, to the Township; f) Block 255 for road widening purposes to York Region and/or the Township as applicable. g) Block 256 - 276 for 0.3m reserve purposes to the Township and/or York Region as applicable. 	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	<p>3. Prior to final approval the Owner shall provide all processing and administrative fees. Such fees will be charged at prevailing rates of approved Township Policies and By-laws on the day of payment, in accordance with the Municipal Capital Facilities Agreement (MCFA).</p>	PLANNING

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GROWTH MANAGEMENT SERVICES DEPARTMENT	4.	The subdivision plan shall provide for daylight triangles at all proposed internal street intersections with the dimensions and specifications of the Township, to the satisfaction of the Director of Public Works.	PLANNING Public Works
GROWTH MANAGEMENT SERVICES DEPARTMENT	5.	Final approval for registration may be issued in phases as follows: <ul style="list-style-type: none"> i. Phasing is proposed in an orderly progression and in accordance with the approved phasing to the satisfaction of the Director of Growth Management Services; ii. All applicable agencies are to agree to registration in phases and provide clearances as required; iii. Clearances for all applicable conditions will be required for each phase as proposed by the Owner; and, iv. Furthermore, the clearances may relate to lands not located within the phase sought for registration. 	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	6.	The Owner shall comply with all terms, conditions and provisions contained in the Municipal Capital Facility Agreement (MCFA) between the Township and TG Nobleton LP ad Crisdan Holdings, dated December 22, 2020; or such successor agreement between the Township and any successor landowners as may be executed with the Township. Without limiting the foregoing, <ul style="list-style-type: none"> (i) the Owner shall make all payments and provide all facilities, Services, securities, Development Charges, Municipal Capital Facility Contribution and/or any other requirements, as required by the MCFA; (ii) the Owner shall agree in a subdivision agreement to: <ul style="list-style-type: none"> a. to comply with the MCFA between the applicant and Corporation of the Township of King; b. make all payments and provision of facilities, Services, securities, Development Charges, Municipal Capital Facility Contribution and/or any other requirements, as required by the MOA; (iii) the Owner shall pay to the Township the Municipal Capital Facility Contribution, including any related securities, in accordance with the MCFA; (iv) the Owner shall enter into any further agreement(s) between the Township and the Landowners (which agreement(s) may be required prior to a subdivision 	PLANNING

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		agreement between the Township and the Owner), that may be required by the Township to further implement any of the provisions of the MCFA;	
GROWTH MANAGEMENT SERVICES DEPARTMENT	7.	Prior to Final Approval the Director of Growth Management Services shall be satisfied that the Region of York has confirmed that adequate water supply and sanitary sewage treatment facility and related infrastructure capacities are available for the proposed development, in accordance with the MCFA.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	8.	The Township of King shall have assigned by By-law or resolution of Council, the required amount of municipal water and sanitary sewer allocation for the number of units/lots to be registered in any phase of development proposed within the draft plan of subdivision, in accordance with the MCFA.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	9.	The Owner shall agree in the Subdivision Agreement to save harmless the Township and the Region of York from any claim or action as a result of water or sanitary servicing not being available when anticipated, in accordance with the MCFA.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	10.	<p>The Owner shall agree in the Subdivision Agreement that in the event that the Draft Approved Plan is not Registered within five (5) years from the date which Draft Approval by the Township becomes final, the draft approval may lapse at the discretion of the Township but may be extended by the Township subject to any revisions to the draft conditions determined appropriate by the Township in consultation with the Region of York and other agencies, and in accordance with the MCFA.</p> <p>In the event that the Draft Approved Plan is not Registered within five (5) years from the date which Draft Approval by the Township becomes final, the Township may re-consider the servicing allocation and assign it to another development, where and in accordance with the MCFA.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	11.	The Owner shall have prepared, by a qualified professional, for the review and approval of the Township Director of Growth Management Services in consultation with any necessary peer-review consultant (at the Owner's expense), recommendations with respect to energy efficient housing design and construction techniques, to improve the energy efficiency of the	PLANNING

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		homes within the draft plan, and propose implementation methods.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	12.	<p>That a Zoning By-law for the development of these lands with appropriate “Holding” provisions shall have been passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.</p> <p>Further, that the Zoning By-law adopted to implement this plan of subdivision contain “Holding” provisions to ensure that prior to the lifting of the H-Holding provisions that arrangements satisfactory to the Township and the Region of York are in place with respect to the provision of municipal water, sanitary sewer, stormwater management facilities, and other matters as necessary. The Zoning By-law shall also include provisions in accordance with Section 37 of the Planning Act to reflect the facilities, services, and matters that will be provided in return for any increase in the density of the development otherwise permitted, as required by and to the satisfaction of the Director of Growth Management Services, and in accordance with the MCFA between the Township and the Owner.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	13.	<ul style="list-style-type: none"> i. The Owner shall agree to provide to the Township digital files (PDF, dxf, dwg or shp file format) of the registered plan of subdivision and any reference plans related to applicable easements, rights-of-way, etc., all to the satisfaction of the Director of Growth Management Services. The Owner shall agree in the Subdivision Agreement to provide a mylar, electronic PDF copies, and fifteen (15) paper copies of the Registered Plan to the Township Clerk. ii. The Owner shall also agree to provide an Ontario Land Surveyor certificate confirming that all of the lots and blocks within the Plan, or any phase thereof, fully comply with the provisions of the Township of King Zoning By-laws applicable to the subject lands including, without limiting the discretion of the Township as to the form of the said certification, a copy of the Plan or any relevant phase thereof showing the relevant zoning designation for each lot. iii. The Owner shall request asset identification numbers from the Township of King’s Public Works Department for the items identified on the Township’s Asset Identifier Sheet. As part of the submission of design drawings, the Owner shall supply all GIS attribute data to the Township in a format as may be described from time to 	PLANNING

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		time. The data must also include geo-referenced coordinates for the development and all asset items contained therein. The asset items are to be numbered on the design drawings, in accordance with the Township's asset identification numbers.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	14.	The Owner shall agree that all block(s) forming part blocks/lots shall only be developed in conjunction with the adjacent lands; in the interim, such blocks will be subject to an "H" Holding Zone provision.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	15.	<p>Prior to final approval, or the release of building permits for model homes if permitted by the Township prior to registration of the Plan, whichever occurs first, architectural control design guidelines to be applied to the entire draft plan shall be submitted for approval by the Director of Growth Management Services. The architectural control design guidelines shall address and be consistent with the Urban Design Vision & Principles Report, prepared by John G. Williams Architect and SBK, Ref. No. W-1937, dated January 10, 2019, which shall be revised to address any comments by the Township, to the satisfaction of the Director of Growth Management Services.</p> <p>The Owner shall agree in the subdivision agreement that:</p> <ul style="list-style-type: none"> a) a control architect satisfactory to the Township shall be retained at the cost of the Owner, to ensure that all development proceeds in compliance with the approved architectural control design guidelines; b) prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural control design guidelines; c) the Township may undertake periodic reviews to ensure compliance with the architectural control design guidelines; should inadequate enforcement be evident, the Township may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner. 	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	16.	Prior to final approval, the Owner shall submit an Urban Design Guidelines Report to the satisfaction of the Township, which shall identify all the urban design objectives for the draft plan. The final report shall address and be consistent with the Urban Design Vision & Principles Report, prepared by John G.	PLANNING

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		<p>Williams Architect and SBK, Ref. No. W-1937, dated January 10, 2019, and shall be revised to address any comments provided by the Township to the satisfaction of the Director of Growth Management Services, including:</p> <ul style="list-style-type: none"> i. internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services (ie. typical road sections incorporating boulevard trees); ii. co-ordination of the urban design/streetscape elements as they relate to all streets within the Plan including entrance features and medians; iii. landscaping including fencing, gateway features and typical cross-sections required to determine appropriate locations for buffer landscaping. iv. the appropriate landscape treatment and configuration for any stormwater management facility, as applicable, and landscaping & walkways within environmental buffers. v. The location and paving treatment of community mail boxes. vi. illustrate interfaces between residential block and open space and collector road systems; private-public interface, particularly with respect to the open space system; entrance features and integration with, or buffering for adjacent existing neighbourhoods. vii. The location, route and design of the public trail/walkway system in the buffer blocks, park block, and other areas of the draft plan, and any revisions to add additional walkway blocks as necessary <p>The Owner shall agree in the Subdivision Agreement to implement the recommendations and requirements of the Urban Design Guidelines at no cost to the municipality, including the park in accordance with the MCFA.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	17.	The Owner agrees to provide a certificate signed by an Ontario Land Surveyor and the Owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Township.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	18.	That the Owner agree in the Subdivision Agreement, that prior to any soil disturbance or pre-grading of the lands within this plan, a Stage 1 and Stage 2 Archaeological Assessment shall be completed in accordance with Provincial guidelines, to the	PLANNING

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		satisfaction of the Director of Growth Management Services and the Ministry of Tourism, Culture and Sport and, further, that a Stage 3 and/or a Stage 4 Archaeological Assessment(s) may be required if archaeological remains are identified through the Stage 2 assessment. The Owner shall agree to implement the recommendations of the Archaeological Assessment(s) including any related revisions to the draft plan as may be required to the satisfaction of the Director of Growth Management Services.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	19.	<p>The Owner shall cause the following information to be displayed on the interior wall of the sales office, information approved by the Director of Growth Management Services, prior to offering any units for sale, to be monitored periodically by the Township. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the Director of Growth Management Services.</p> <ul style="list-style-type: none"> a) the Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc. b) the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval. c) the location of parks, open space, stormwater management facilities and trails. d) the location of institutional uses, including schools, places of worship, community facilities. e) the location and type of commercial sites. f) colour-coded residential for singles, semis, multiples, and apartment units. g) The following statement on the plan/map: "This map is based on information available as of (<u>date of map</u>), and may be revised or updated without notification to purchasers." [In such circumstances, the Owner is responsible for updating the map and forwarding it to the Township for verification.] h) Until the plan is registered the following information must also be shown in BOLD CAPITAL TYPE: <ul style="list-style-type: none"> "THE PLAN OF SUBDIVISION IS NOT YET REGISTERED; THE CONSTRUCTION OF THE HOMES CANNOT COMMENCE UNTIL AFTER REGISTRATION AND THE ISSUING OF BUILDING PERMITS (EXCLUDING MODEL HOMES); 	PLANNING

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		<p>THAT NOTWITHSTANDING THE EXPECTATIONS OF THE VENDORS AND PURCHASE OF HOUSES, IT IS POSSIBLE THAT DELAYS COULD OCCUR WITH RESPECT TO THE REGISTRATION OF THE PLAN OF SUBDIVISION AND THE ISSUING OF BUILDING PERMITS, WHICH MAY AFFECT THE ABILITY OF THE VENDORS TO PERFORM THEIR OBLIGATIONS WITHIN THE TIME PRESCRIBED IN ANY AGREEMENTS OF PURCHASE AND SALE.”</p> <p>The plan required by this condition shall be approved by the Director of Planning prior to the Owner offering dwelling units for sale and/or registration of the plan, whichever occurs first.</p>	
COMMUNITY SERVICES DEPARTMENT AND GROWTH MANAGEMENT SERVICES DEPARTMENT	20.	<p>a) The Owner shall dedicate to the Township without monetary consideration and free of all charges and encumbrances, the parkland dedication and/or cash-in-lieu of parkland at the discretion of the Township, as required under the Planning Act, and the Township’s Parkland By-law, as amended, and the Township’s Official Plan. Lands used for trail purposes (unless they are located in a Park block) and environmental lands shall not be included as part of the parkland dedication requirement.</p> <p>b) The Owner shall agree in the subdivision agreement that, if required, and in accordance with the MCFA, at the Township’s sole discretion, cash-in-lieu of parkland in accordance with the Planning Act and the Township’s Parkland By-law, as amended, and the Township’s Official Plan, shall be paid to the Township by the Owner prior to final approval. Prior to the execution of the subdivision agreement, the required payment to the Township shall be calculated in accordance with the Township’s Parkland By-law, as amended, to the satisfaction of the Township’s Director of Finance and Treasurer, including an appraisal report and/or other information required by the Director of Finance and Treasurer, or other arrangements to the satisfaction of the Township of King and in accordance with the conditions and requirements of the Subdivision Agreement. The appraisal report and/or other information required by the Director of Finance shall be at the Owner’s cost.</p> <p>c) If determined necessary by the Director of Growth Management Services and Director of Community Services prior to final approval and registration of the plan, the Owner shall enter into a parkland dedication</p>	PARKS PLANNING FINANCE

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		agreement with the Township reconciling parkland dedication and cash in lieu of parkland requirements, if any, for the lands.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	21.	The Owner shall agree in the Subdivision Agreement to place a sign to be not less than 1.2 metres by 1.2 metres on all blocks (i.e. parkland, stormwater management facilities and institutional, as applicable) to advise of the future use of these blocks, and to maintain these signs in good condition until such time as the land is developed. This signage is to be erected to the satisfaction of the Director of Growth Management Services prior to the registration of the plan.	PLANNING
CORPORATE SERVICES DEPARTMENT	22.	That prior to final approval and registration of the plan, all road allowances shall be named to the satisfaction of the Township and the Region of York. In this regard the Owner shall submit a list of proposed street names in accordance with the Township's street naming policy (per "Municipal Street Naming and Park Naming Policy #COR-POL-131") to the Clerk for approval by Council.	CLERK
CORPORATE SERVICES DEPARTMENT	23.	The Owner shall agree in the subdivision agreement to obtain the municipal address from the Clerk for each lot and that street address numbers shall be permanently embedded in or attached to the exterior of each dwelling, to the satisfaction of the Township.	CLERK
GROWTH MANAGEMENT SERVICES DEPARTMENT	24.	Where the Owner proposes to proceed with the construction of a model home(s), the Owner shall enter into an agreement with the Township setting out conditions in accordance with the Township's model home policy and shall fulfill relevant conditions of the said model home agreement prior to the issuance of any building permit.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT COMMUNITY SERVICES DEPARTMENT	25.	The Owner shall submit a Master Trail Plan, including a comprehensive active transportation plan (trails and sidewalks), for the entire draft plan, as well as the other lands where applicable, detailing the location, route and design of the trail through the draft plan and the surrounding area, including through the environmental buffer blocks and linkages to existing and future trails on adjacent properties to the satisfaction of the Township Director of Growth Management Services, Director of Public Works, and Director of Community Services. The trail system shall be designed to link the open space and recreation areas as well as potential linkages towards the village core.	PARKS

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		<p>The Owner shall agree in the subdivision agreement to construct or arrange for the construction of the trail/walkway system within the draft plan at his sole cost and provide a security deposit to the Township, to the satisfaction of the Director of Public Works, and Director of Community Services.</p>	
<p>COMMUNITY SERVICES DEPARTMENT GROWTH MANAGEMENT SERVICES DEPARTMENT</p>	<p>26.</p>	<p>Prior to registration of the Plan, the Owner shall prepare an Open Space Landscape Master Plan. The Plan shall include detailed siting, route, and design information for the public trail/walkway system within the draft plan which is to be located in the buffer blocks and other areas of the draft plan, in accordance with an approved trail plan for the draft plan approved by the Director of Growth Management Services and Director of Community Services. The Owner shall agree in the subdivision agreement to construct all of the trails within the draft plan at the Owner's sole cost, to the satisfaction of the Director of Growth Management Services and Director of Community Services.</p> <p>These plans shall conform to the approved Urban Design/Landscape Guidelines for the Draft Plan and the latest version of the Township's Development Standards, Policies and Guidelines. The Owner shall agree in the Subdivision Agreement to prepare detailed landscape construction drawings and implement the approved Open Space Landscape Master Plan to the satisfaction of the Director of Growth Management Services and Director of Community Services. These plans will be implemented by the Owner at his cost, including the park block in accordance with the MCFA.</p>	<p>PARKS PLANNING</p>
<p>PUBLIC WORKS DEPARTMENT</p>	<p>27.</p>	<p>The owner and all encumbrancers shall enter into a Subdivision Agreement, which shall identify how all draft plan conditions are being addressed, with the Township of King as approved by Council, to be registered on title of the lands and pursuant to the provisions of the Planning Act, to satisfy all of the requirements and conditions of the Township with respect to the development of the lands, financial, environmental and otherwise, including but not limited to, as the Township may consider necessary, the preparation of all detailed engineering design to the satisfaction of the Township Director of Public Works and Township Director of Growth Management Services, payment of development charges, the provision of roads and municipal services, landscaping and fencing.</p> <p>The Owner shall also agree in the Subdivision Agreement to comply with all of the financial, legal, environmental, and engineering requirements as adopted by Council for the</p>	<p>Public Works</p>

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		Township of King.	
PUBLIC WORKS DEPARTMENT	28.	The Owner shall agree in the Subdivision Agreement to construct at no cost to the Township all required Township services shown on the approved construction drawings to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	29.	The Owner and all encumbrancers shall agree in the Subdivision Agreement, to be registered as a first charge against all of the lands affected, to provide at the Owner's expense all services based on current design standards approved by the Township, and without limiting the generality of the foregoing, such services shall include sanitary sewers, watermains, storm sewers, clear water sewers, foundation drain collector (FDC) sewers, sidewalks, bike lane/ multiuse pathway (if applicable), paved roads, curbs, gutters, LED street lighting, underground utilities, tree planting, fencing and screening, Stormwater management control including LID (Low Impact Development) facilities, public trails and walkways and sodding.	Public Works
PUBLIC WORKS DEPARTMENT	30.	The road allowances included within this draft plan of subdivision shall be considered as public highways without monetary consideration and free from all encumbrances. Road widenings, daylight triangles, walkway blocks, environmental and buffer blocks, and parking blocks and 0.3 metre reserves included within this draft plan of subdivision shall be dedicated to the Township of King or the Region of York without monetary consideration and free of all encumbrances. The daylight triangle at the Street 'C' and Hwy 27 shall be to the satisfaction of York Region.	Public Works
PUBLIC WORKS DEPARTMENT	31.	<p>The Owner shall agree in the Subdivision Agreement that any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Township without monetary consideration and free of all encumbrances, to be held by the Township until required for future road allowances or the development of adjacent lands. At such time as a road terminating at a 0.3 metre reserve is to be extended, the Township will lift the reserve.</p> <p>The owner shall further agree in the Subdivision Agreement to make any necessary arrangements with the Township and/or Region of York with respect to the lifting of any existing 0.3 metre reserves in order to provide for access and development of the subject lands.</p>	Public Works

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PUBLIC WORKS DEPARTMENT	32.	The Owner shall agree in the Subdivision Agreement to implement the recommendations of the studies, plans and reports referred to in the draft plan conditions and/or other studies, plans, and reports provided during the review of the draft plan of subdivision and detailed design, as required by and to the satisfaction of the Director of Growth Management Services and the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	33.	<p>The Owner shall provide to the Township digital files (PDF, dxf, dwg or shp file format) of the registered plan of subdivision and any reference plans related to the applicable easements, right-of-way's, etc. all to the satisfaction of the Director of Public Works and the Director of Growth Management Services. The Owner shall agree in the Subdivision Agreement to provide a mylar, electronic PDF copies, and fifteen (15) paper copies of the Registered Plan to the Township Clerk.</p> <p>Prior to the registration of the plan the Owner's surveyor shall submit to the Director of Public Works horizontal co-ordinates of all boundary monuments for the approved plan of subdivision.</p>	Public Works
PUBLIC WORKS DEPARTMENT	34.	The Owner shall agree in the Subdivision Agreement to provide a payment to the Township for the future maintenance of all landscaping features, including but not limited to fences, acoustic devices, retaining walls, etc. based on the policy as approved by the Council of the Township, to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	35.	<p>The Owner shall provide a tree assessment including an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation and/or remedial plantings in accordance with the Township's Development Design Criteria respecting the preservation and protection of trees and vegetation. The Owner further agrees not to remove trees without the written approval of the Township of King and to satisfy all provisions of the Region of York Tree By-law.</p> <p>New tree plantings shall be large caliper trees to the satisfaction of the Director of Public Works. Where tree preservation is not feasible, the Owner shall provide financial compensation to the Township in accordance with the current policy (at a 3:1 ratio).</p> <p>The Owner shall further agree to undertake reasonable efforts to relocate trees that are to be removed from the area of site grading and alteration and place such trees in other more appropriate locations as determined by the Director of Growth</p>	Public Works

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		<p>Management Services and the Director of Public Works.</p> <p>The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Tree Preservation Plan and Report.</p>	
PUBLIC WORKS DEPARTMENT	36.	<p>The Owner acknowledges that the final engineering design(s) may result in variations to the Plan (i.e. the configuration of road allowances, Stormwater management block, lotting, number of lots, etc.) which may be reflected in the final plan to the satisfaction of the Director of Growth Management Services and the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	37.	<p>The Owner shall provide a revised Phasing Plan detailing completed works and future works for the review and approval of the Director of Public Works and the Director of Growth Management Services which details the order and progression of the development and construction of the phases/stages of the draft plan of subdivision. The Phasing Plan shall address/indicate:</p> <ul style="list-style-type: none"> i. The orderly development of the subject lands, together with consideration for adjacent lands and access and servicing connections thereto; and the orderly sequence of services; ii. Available water and sanitary servicing capacity; iii. The timing of the construction of associated servicing works, stormwater management facilities (temporary and permanent), roads improvements, internal and external to the draft plan; iv. Confirmation that the first phase includes all the municipal infrastructure and municipal blocks, and more specifically, that it included the stormwater management and related drainage facilities, all environmental lands (and related buffers) to be conveyed into public ownership, and other blocks, where possible, as required by and to the satisfaction of the Director of Growth Management Services. 	Public Works
PUBLIC WORKS DEPARTMENT	38.	<p>The Owner shall agree in the Subdivision Agreement to provide engineering drawings for the construction of watermains, sanitary and storm sewage works, and stormwater management works, telecommunications, electrical supply system and/or other infrastructure, as determined to be necessary by and to the satisfaction of the Director of Public Works, including approved connections to existing systems, both with and external to the draft plan of subdivision. Further,</p>	Public Works

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		<p>the Owner shall agree that the roads and services for the entire development site will be provided from the onset of the design and that temporary limits that match the phasing (based on available allocation) will be clearly indicated thereon.</p> <p>The Owner shall also agree that the provision of said drawings will be completed in accordance with the guidelines for CAD drawings as specified by the Region of York.</p>	
PUBLIC WORKS DEPARTMENT	39.	The Owner shall agree in the Subdivision Agreement to provide asset information in tabular form to enable entry of data into the Township GIS system. All asset information shall be provided as determined by and to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	40.	The Owner shall agree in the Subdivision Agreement to provide engineering designs for and to install provisions for broadband communications via fibre optic cable, as required by resolution of Council and as outlined in the current Design Criteria Manual. Said works shall be as determined by the Director of Public Works and said works shall be secured as part of the Subdivision Agreement.	Public Works
PUBLIC WORKS DEPARTMENT	41.	The engineering drawings and designs shall include servicing to the existing properties within the proposed subdivision boundaries adjoining Hwy 27. The Owner shall agree in the Subdivision Agreement to make satisfactory arrangements with the Township so that the construction of these works is coordinated with the subdivision development, all to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	42.	Prior to final approval, the Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a Functional Servicing Report in accordance with the requirements of the Township of King Design Criteria (as amended) for the review and approval of the Township of King. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	43.	The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a water system hydraulic analysis and report that will address internal and external impacts of the draft plan of subdivision on the	Public Works

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		<p>existing water system, for the review and approval of the Director of Public Works. The Owner shall provide any updating or calibration of the Township's Water Distribution System model to the satisfaction of the Director of Public Works.</p> <p>The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Public Works.</p> <p>The Owner should note that a Regional Nobleton Water and Wastewater Servicing Municipal Class Environmental Assessment (EA) Study is currently underway, and final outcome of the EA Study might trigger additional installations or warrant some additional provisioning. The Owner agrees to save the Township of King harmless and shall take all such additional responsibilities at its own cost and complete any addition or alteration to the proposed water system.</p>	
PUBLIC WORKS DEPARTMENT	44.	<p>The Owner acknowledges and agrees that the need for improvements to the Township's water distribution system, if any, will be based on an updated calibrated model of the Township's Water Distribution System. Should the provided modelling indicate any need for improvements to the external system, the Owner shall contribute their share of the cost of any external upgrades to the existing water distribution system should a calibrated model indicate it is required to adequately service the water demands of the Draft Plan.</p> <p>The Owner should note that a Regional Nobleton Water and Wastewater Servicing Municipal Class Environmental Assessment (EA) Study is currently underway, and final outcome of the EA Study might trigger additional installations or warrant some additional provisioning. The Owner agrees to save the Township of King harmless and shall take all such additional responsibilities at its own cost and complete any addition or alteration to the proposed water system.</p>	Public Works
PUBLIC WORKS DEPARTMENT	45.	<p>The Owner agrees that the water distribution system for this draft plan of subdivision shall be looped within this draft plan of subdivision, and within the existing watermain system on the periphery of this draft plan of subdivision as necessary, as required by the Director of Public Works.</p> <p>If based on the results of the Townships water modelling a looped system is required within the draft plan, a service easement may be required. The owner agrees to convey an</p>	Public Works

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		easement to the Township without any cost. The size and configuration of the easement shall be finalized during detailed engineering submissions and must be to the satisfaction of the Director of Public Works.	
PUBLIC WORKS DEPARTMENT	46.	The Owner shall agree that no building permits will be applied for nor issued until the Director of Public Works and the Director of Growth Management Services are satisfied that adequate vehicular access, municipal water, sanitary and storm services are available to service the development, or alternative arrangements to the satisfaction of the Director of Growth Management Services.	Public Works
PUBLIC WORKS DEPARTMENT	47.	<p>The Owner shall have prepared by a qualified professional to the satisfaction of the Director of Public Works a sanitary system analysis and report that will address internal and external impacts of the draft plan of subdivision on the existing sewer system, for the review and approval of the Director of Public Works. This shall include updating design sheets of the existing system based on the proposed sewage flows. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Public Works at no cost to the Township.</p> <p>The design and construction of the proposed sanitary sewer network shall be coordinated, at the Owner's expense, with the construction of downstream sanitary sewers within the Nobleton Meadows Subdivision.</p> <p>The Owner should note that a Regional Nobleton Water and Wastewater Servicing Municipal Class Environmental Assessment (EA) Study is currently underway, and final outcome of the EA Study might trigger additional installations or warrant some additional provisioning. The Owner agrees to save the Township of King harmless and shall take all such additional responsibilities at its own cost and complete any addition or alteration to the proposed water system.</p>	Public Works
PUBLIC WORKS DEPARTMENT	48.	The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a traffic assessment report(s) that will address internal and external traffic impacts of the draft plan of subdivision, for the review and approval of the Director of Public Works. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, in the recommendations set out in the approved report, to the satisfaction of the Director of Public Works.	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	49.	<p>Prior to pre-servicing or registration of the Plan, whichever comes first, the Owner will be required to prepare a detailed Stormwater Management Report in accordance with Township Design Criteria together with the necessary hydrology, specific to the proposed development, to ensure that the proposed stormwater facilities and associated infrastructure have been appropriately sized to provide the necessary storage needed to control post development flows in accordance with unit flow rates established by the Conservation Authority, all to the satisfaction of the Director of Public Works and Director of Growth Management and Conservation Authority. The report shall also address Low Impact Development (LID) measures including infiltration, lot level controls, conveyance controls and water balance analysis.</p> <p>The Owner acknowledges the proposed stormwater facility is considered a pilot project and the final design must be approved by the Director of Public Works prior to pre-servicing or registration of the Plan, whichever comes first.</p> <p>If it is determined that the proposed storage blocks have to be increased in size, then the appropriate adjustments/revisions will need to be applied to the draft plan, all to the satisfaction of the Director of Public Works and Director of Growth Management. These adjustments may include changes to adjacent lots or blocks.</p> <p>The Owner shall agree in the Subdivision Agreement to carry out or cause to carry out the recommendations of the approved SWM report.</p>	Public Works
PUBLIC WORKS DEPARTMENT	50.	<p>The Owner shall agree to prepare a Construction Management Report to address, but not limited to, the following issues and further agrees to undertake all recommendations outlined in said report subject to the approval of the Director of Public Works:</p> <ul style="list-style-type: none"> i. Site access and traffic controls; ii. Construction limits and access routes; iii. Sediment controls; iv. Vegetation protection; v. Construction timing as it relates to protection of natural areas; vi. Well impacts from any dewatering activities; and vii. Site stabilization. 	Public Works
PUBLIC WORKS DEPARTMENT	51.	<p>Prior to final approval, the Owner shall submit a noise study, prepared by a qualified consultant for approval by the Director of Public Works. The preparation of the noise report shall</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		include the ultimate traffic volumes associated with any surrounding road networks. The Owner shall agree in the Subdivision Agreement to implement the noise attenuation features and other recommendations of the report and to include warning clauses, as may be required therein, in the Purchase and Sale Agreements.	
PUBLIC WORKS DEPARTMENT	52.	<p>The owner shall agree to supply and install all acoustic barriers, as may be recommended in the noise study as approved by the Director of Public Works, prior to occupancy of affected dwellings in those locations as indicated on the approved construction drawings to the satisfaction of the Director of Public Works.</p> <p>Potential overland flow for the proposed acoustic barriers shall be addressed by the Owner to the satisfaction of the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	53.	The Owner shall agree in the Subdivision Agreement that all lots or blocks to be left vacant shall be graded, seeded, maintained, signed and fenced if required, prohibiting dumping and trespassing, all to the satisfaction of the Director of Public Works. The Owner shall also agree that any balance of the lands subject to later phases of development shall be graded, stabilized and maintained in accordance with the Township of King Property Standards By-law and that measures such as fencing be taken to ensure no unauthorized dumping, filling or access.	Public Works
PUBLIC WORKS DEPARTMENT	54.	The Owner agrees that all lands being conveyed to the Township shall be graded for adequate drainage and seeded/sodded as required by and to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	55.	<p>Prior to the initiation of grading or stripping of topsoil, or prior to registration, whichever comes first, the Owner shall submit an Application for Site Alteration and an Erosion and Sediment Control Plan including topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Director of Public Works. The Owner shall agree in the Subdivision Agreement to install, inspect and maintain the erosion and sedimentation controls until all the lots and blocks are graded, sodded and certified by the consulting engineer.</p> <p>Further, the Owner shall prepare an Environmental Soil</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		Management Plan with the objective of minimizing excess soil generated from the site and properly disposing the excess soil generated from the site in accordance with applicable by-laws, and regulations all to the satisfaction of the Director of Public Works. The Owner shall agree to pay all the applicable fees in accordance with Township By-law(s) and any other appropriate regulations, prior to Final Approval where applicable.	
PUBLIC WORKS DEPARTMENT	56.	The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location, and along such roads, as approved by the Director of Public Works and/or the Region of York and that said access shall be designed in accordance with Township standards to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	57.	<p>The public highways, intersection design and temporary turning circles as required by the Township shall be designed in accordance with the Township of King's Design Criteria. Any lots affected by a temporary turning circle may be held or frozen at the sole discretion of the Director of Public Works.</p> <p>All proposed roundabouts and all its appurtenances shall meet the Transportation Association of Canada design guidelines.</p> <p>The Owner, in consultation with the York Region, shall agree to undertake at their own cost any intersection improvement including any intersection control improvement at the Hwy 27 and Street 'C' / Fairmont Ridge Trail as advised by the York Region.</p>	Public Works
PUBLIC WORKS DEPARTMENT	58.	Prior to pre-grading, pre-servicing or registration of the Plan, whichever comes first, a detailed soils investigation report shall be prepared, at the Owner's expense, by a qualified Geotechnical Engineer and submitted to the Director of Public Works for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations of said report including pavement design detail, pipe bedding, cathodic protection, etc. for ideal and non-ideal conditions as well as the design of the stormwater management facilities such as ponds, buried pipes and infiltration techniques, to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	59.	The Owner shall agree in the Subdivision Agreement to provide the Township with a cash payment to be determined for the long-term maintenance and monitoring requirements of the stormwater management facilities. The cash payment will	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>be determined from the detailed stormwater management facility design and shall be made upon execution of the Subdivision Agreement.</p> <p>Further, the Owner shall be responsible for the monitoring and maintenance of the facility for a period of two years after the final assumption of the remaining services in the development as determined by the Director of Public Works. The Owner acknowledges securities will be held for this monitoring and maintenance period. The Owner shall be responsible for fully inspecting and cleaning out all the stormwater management appurtenances at their cost at the end of the monitoring and maintenance period.</p>	
PUBLIC WORKS DEPARTMENT	60.	<p>The Owner shall contribute for the full life cycle cost of the clean water collector and Low Impact Development, which should include the initial cost including the operation, maintenance and repair cost and end of life disposal or salvage cost. The owner should prepare an appropriate cost analysis for review during the detail engineering submission for approval by the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	61.	<p>A hydrogeological assessment report shall be completed to the satisfaction of the Director of Public Works. The report shall address the wellhead protection policies of the Region of York and the requirements of the Conservation Authority.</p> <p>The Owner shall carry out well monitoring and any other recommendations as may be included in the Hydrogeological Assessment report to the satisfaction of the Director of Public Works and the Conservation Authority. Such monitoring shall commence and be carried out as soon as possible and in advance of the commencement of any site works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	62.	<p>The Owner shall agree to provide potable water to any residents whose wells are in the zone of influence of the subdivision plan which may be negatively impacted to the satisfaction of the Director of Public Works at the Owner's sole cost, regardless of the cause of the impact(s). Said water supply shall be maintained until the source of the impact has been determined and such responsibility has been discharged to the satisfaction of the Director of Public Works or the Ministry of Environment, Conservation and Parks.</p> <p>The Owner shall agree to provide an amount as a security until final acceptance of the subdivision by the Township to ensure these obligations regarding the private wells. The amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		agreement.	
PUBLIC WORKS DEPARTMENT	63.	The Owner shall provide a minimum right of way width of 21.5 m for Street C. As the Township does not have a standard cross section for this size of right of way, the final design of Street C must be approved by the Director of Public Works. The design shall meet the intent of the 2020 Active Transportation Strategy and the 2020 Traffic Calming Strategy.	Public Works
PUBLIC WORKS DEPARTMENT	64.	<p>A Phase 2 ESA should be completed for the 13580 Highway 27 property, and all necessary mitigation measures including necessary soil remediation measures shall be completed by the Owner at their own cost.</p> <p>The Owner at their own cost shall engage a professional to study the pesticide impacts in the 13500 Highway 27 property and strictly undertake any mitigation measures in order to eliminate any adverse effect of the used pesticide at the property.</p>	Public Works
PUBLIC WORKS DEPARTMENT	65.	The Owner agrees to evaluate servicing options to avoid the wetland blocks to the satisfaction of the TRCA and the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	66.	<p>The Owner shall agree to include any applicable warning clauses for purchasers of lots, including a statement on all offers of purchase and sale advising the purchaser of same, as determined to be necessary by and to the satisfaction of the Director of Public Works and the Director of Growth Management Services and identified more specifically by the Subdivision Agreement.</p> <p>a) Within the Entire Subdivision Plan:</p> <ul style="list-style-type: none"> • Purchasers are advised that no lots shall be sold until the Holding Provision for servicing has been wholly or partly lifted. • Purchasers and/or tenants are advised that traffic calming and active transportation measures may be incorporated into the road allowances. • “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including but not limited to, from construction activities and arterial roads, may be of concern and 	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>occasionally interfere with some activities of the dwelling occupants”</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that the Township has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any such fee paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling.” • “Purchasers and/or tenants are advised that the lands subject to the Plan of Subdivision previously supported an industrial use, being a truck wrecking yard and required remediation to the satisfaction of the Ministry of Environment and Climate Change, prior to final approval.” • "The maintenance of fencing shall not be the responsibility of the Township, or the Region of York, and shall be maintained by the Owner until assumption of the services in the Plan." • "Purchasers and/or tenants are advised that mail delivery will be provided from a community mailbox as designated by Canada Post, the location of which will be identified by the Owner prior to any home closings." • "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice." • “Purchasers and/or tenants are advised that until final assumption of the streets in the Subdivision by the Township, maintenance is the responsibility of the Owner and the use of the streets is at the user's own risk.” • “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by Township of King By-Law 2005-121, the Design Criteria Manual, and the Zoning By-law, as amended, and shall conform to 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>such.”</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and internet service may be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.” • “Purchasers and/or tenants are advised that prior to the issuance of any building permits, the building is subject to an architectural control program which will direct the exterior style and design of the building and its siting, and also including accessory elements such as fences, porches, and other similar features”. • “Purchasers and/or tenants are advised that the right of the Owner or the Township to enter on to any lot or block pursuant to the Subdivision Agreement must be maintained until final assumption and release of the agreement. • “Purchasers and/or tenants are advised that blocks used for storm water management purposes shall have a detention pond detaining at times a level of water that may be dangerous to unattended children or to other persons not adequately supervised. The Purchaser acknowledges and agrees that neither the Owner nor the Township shall be responsible for providing any supervision on said block of any kind.” <p>b) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots and blocks abutting and/or in proximity to open space, environmental blocks or stormwater management facilities:</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>vegetated condition and receive minimal maintenance. In addition, these adjacent lands are also intended to include a public walking recreational walkway/trail.”</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that the environmental blocks of the Plan of Subdivision contain watercourses, wetlands and/or buffers and as such are advised that the natural watercourses are subject to flooding and/or levels of water that may be dangerous to unattended children or to other persons not adequately supervised. The Purchaser acknowledges and agrees that neither the Owner nor the Township shall be responsible for providing any supervision on said Block of any kind and hereby agrees to release, indemnify and save harmless the Township from any and all claims arising from the use or occupation of said Block by the Purchaser and his or her invitees.” <p>c) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all lots/blocks with noise issues:</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Climate Change and Parks and in compliance with the Township’s criteria.” • “Purchasers and/or tenants are advised of the construction of acoustic fencing. The maintenance of fencing shall not be the responsibility of the Township, or the Region of York, and shall be maintained by the Owner until assumption of the services in the Plan. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	67.	<p>i. Prior to final approval, the Owner shall pay their proportionate share of the cost of any external municipal services, works, and related studies, including but not limited to road and intersection improvements, sanitary and water supply systems, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject plan.</p> <p>ii. Prior to final approval, the Landowner's Group Trustee shall provide the Township with a letter stating that the Owner is in good standing under the Landowners Group Agreement. If there is no Landowner's Group Agreement and/or Landowner's Group Trustee, prior to final approval, the Township shall be in receipt of confirmation in a form satisfactory to the Director of Growth Management Services that the Owner has made appropriate arrangements between the Owner and other owner(s) of external lands to the Draft Plan, as applicable to the satisfaction of the Director of Growth Management Services, with respect to any necessary cost-sharing, easements, design and construction of external works, and other similar matters.</p>	Public Works
PUBLIC WORKS DEPARTMENT	68.	<p>If any grading, drainage, servicing or other works are required on external lands, the Owner shall submit to the Director of Public Works, together with the first submission of engineering drawings, written permission and other related information/agreement/easement (as required), from the Owner of the external lands which shall allow the Owner to enter the external lands and complete the external works, as required by and to the satisfaction of the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	69.	<p>The Owner shall agree in the Subdivision Agreement to coordinate the preparation of an overall utility coordination plan to the satisfaction of all affected authorities and the Director of Public Works. A utility coordination plan showing all utilities and their locations shall be approved by the various agencies prior to approval of engineering drawings by the Director of Public Works. All utilities within the road allowances are to be constructed in accordance with the approved composite utilities plan.</p>	Public Works
PUBLIC WORKS DEPARTMENT	70.	<p>Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Hydro One Networks Inc., or its successors, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Hydro One Networks Inc. which addresses the</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		foregoing requirements.	
PUBLIC WORKS DEPARTMENT	71.	Prior to registration, arrangements shall be made to the satisfaction of the Director of Public Works for the relocation of any utilities required by the development of this plan. Further, such relocations are to be undertaken at the sole expense of the Owner.	Public Works
PUBLIC WORKS DEPARTMENT	72.	Concurrent with registration of the Plan, easements as may be required within the plan for utility, drainage, servicing, construction, or other municipal purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.	Public Works
PUBLIC WORKS DEPARTMENT	73.	The Owner shall agree in the Subdivision Agreement that upon issuance of a building permit the Owner shall supply and install a black vinyl chain link fence, or other standard as determined by the Director of Public Works, on residential lot lines adjacent to any municipally owned lands, or as otherwise shown in other locations on the approved construction drawings, all to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	74.	<p>The Owner shall agree, as part of the waste diversion program to:</p> <ul style="list-style-type: none"> a) pay to the Township the costs for the waste/recycling containers and to provide said containers to the purchasers at the same cost as paid to the Township; b) notify the Director of Public Works four weeks prior to unit occupancy to arrange an appointment to collect the waste/recycling containers by the Owner; c) deliver the said containers and educational materials to each home on or before the closing date for the sale of the dwelling. 	Public Works
PUBLIC WORKS DEPARTMENT	75.	The owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works, a preconstruction condition survey regarding the structural status of dwellings adjacent to the subject lands or along the servicing route for the review and approval of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	76.	The Owner agrees to design, purchase materials and install an LED street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with Township standards and specifications. The Owner further agrees as part of detail design, to confirm that street/boulevard lighting shall be shielded and directed downwards to minimize light pollution.	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	77.	The Owner acknowledges the approval of the 2020 Traffic Calming Strategy Study and agrees to implement those recommendations related to the subject property stipulated in the said document. The Owner shall agree to provide the required infrastructure at the Owner's expense to the Township's satisfaction.	Public Works
PUBLIC WORKS DEPARTMENT	78.	The Owner acknowledges the approval of the 2020 Active Transportation Strategy Study and agrees to implement at their own cost those recommendations related to the subject property. The Owner also agrees to implement the active transportation network recommendations stipulated in the King Township 2020 Transportation Master Plan in conjunction. The Owner agrees to provide the required infrastructure within the subject property at the Owner's expense to the Township's satisfaction. The Owner also agrees to maintain the active transportation measures at their cost until such roads have been assumed by the Township.	Public Works
FIRE DEPARTMENT	79.	The Owner shall satisfy the Fire Chief with respect to, without limiting the foregoing, building construction, including fire-breaks, access during construction, house numbering and on-site water, and other similar and/or related provisions in the Subdivision Agreement, to the satisfaction of the Fire Chief. The Owner shall agree to clearly identify all fire break lots with a marking system approved by the Fire Chief, so as to be visible from the street.	FIRE DEPT
FIRE DEPARTMENT	80.	The Owner covenants and agrees that open air burning shall not be permitted on site at any time. Failure to comply with this provision, will result in a fee being applied based on the Fees and Charges By-law 2013-130, Schedule "F", and may result in a charge being laid, as set out in the Fire Protection and Prevention Act, 1997 as amended.	FIRE DEPT
FIRE DEPARTMENT	81.	The Owner covenants and agrees to maintain Fire Protection and Access ensuring that construction material and equipment not be stored on the streets.	FIRE DEPT
FIRE DEPARTMENT	82.	The Owner shall agree to test the fire hydrants for their rated capacities in conformance with NFPA 291, "Fire Flow Testing and Marking of Hydrants", and based on those findings shall colour code the hydrants in conformance with NFPA 291 so as to provide identification by responding fire crews as to the capabilities of the fire hydrants.	FIRE DEPT
YORK REGION	83.	<u>Clauses to be Included in the Township's Subdivision Agreement</u> 1. The Owner shall save harmless the Township of King	REGION

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>and York Region from any claim or action as a result of:</p> <ul style="list-style-type: none"> i) water or sanitary sewer service not being available when anticipated, or ii) the unavailability of water or sanitary sewer service <p>2. The Owner shall agree to acknowledge that the York Region Nobleton Water and Wastewater Servicing Municipal Class Environmental Assessment (EA) Study is underway, and the outcome is unknown at the time of issuing these draft plan conditions.</p> <p>3. The Owner shall agree that no off-set intersection will be allowed onto Highway 27 at the proposed access with Fairmont Ridge Trail.</p> <p>4. The Owner shall agree to implement the recommendations of the revised Transportation Mobility Plan, including TDM measures, as approved by, and to the satisfaction of York Region.</p> <p>5. The Owner shall agree to provide direct shared pedestrian/cycling facilities and connections from the proposed development to Highway 27 to support active transportation and public transit, where appropriate. A drawing shall be provided to illustrate the layout of active transportation facilities within the proposed development and connections to the Regional roads, to the satisfaction of York Region.</p> <p>6. The Owner shall agree to provide interconnections with adjacent developments to consolidate and reduce the number of accesses onto Regional roads, where appropriate.</p> <p>7. The Owner shall agree to provide proposed development access via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system, where appropriate.</p> <p>8. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and future plan maps.</p>	

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>9. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-Of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.</p> <p>10. The Owner shall agree to implement the noise attenuation features as recommended by the noise study to the satisfaction of Development Engineering.</p> <p>11. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.</p> <p>12. The following warning clause shall be included with respect to the lots or blocks affected:</p> <p>"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".</p> <p>13. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:</p> <ol style="list-style-type: none"> a. That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way; b. That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence; c. That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p style="text-align: center;">Region.</p> <p>14. The Owner shall agree to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.</p> <p><u>Conditions to be Satisfied Prior to Final Approval</u></p> <p>15. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Township of King and York Region.</p> <p>16. The Owner shall provide to York Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Township of King:</p> <ul style="list-style-type: none"> a. A copy of the Council resolution confirming that the Township of King has allocated unrestricted servicing capacity, specifying the specific source of the capacity to the development proposed within this draft plan, or any phase thereof. b. A copy of an email confirmation by a Township of King staff member stating that allocation to the subject development remains valid at the time of the request for regional clearance of this condition. <p>17. The Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Community Planning and Development Services and the Infrastructure Asset Management branch for record.</p> <p>18. The Holding (H) symbol with respect to the related zoning has been successfully removed in accordance with the provisions related to servicing.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>19. The Owner shall provide a dewatering plan prior to excavation, prepared by a qualified person, and submitted by the proponent to the Region's Water Resources Group for approval should significant dewatering be required (i.e. excavations are over 8 m deep and over 400,000 litres per day will be dewatered or permanent dewatering will occur). If there will be water discharging to the Regional storm or sanitary sewer, it is recommended that the proponent consult with Regional Sewer use by-law group and obtain a dewatering discharge permit as necessary. Please contact the Sewer Use By-law group at SewerUsebylaw@york.ca or 1-877-464-9675.</p> <p>20. The Owner shall provide a preliminary design drawing illustrating road alignment of the proposed access with Fairmont Ridge Trail, as no off-set intersection will be permitted, to the satisfaction of York Region.</p> <p>21. The Owner shall provide a Terms of Reference to York Region for preparation of the revised Transportation Mobility Plan for review and approval prior to submitting a revised study.</p> <p>22. The Owner shall provide a revised Transportation Mobility Plan in accordance with the approved Terms of Reference, to update the study prepared by NexTrans Consulting, dated September 2020, and to the satisfaction of York Region that fully addresses the following:</p> <ul style="list-style-type: none"> a. An assessment of transit and active transportation modes for future total conditions. Recommendations and an implementation plan related to sidewalk connections, missing links, direct pedestrian and cycling connections to transit stops and existing active transportation facilities shall be provided in the revised Study. b. An assessment of existing surrounding pedestrian facilities along Highway 27, including potential improvements that may be required at the area south of the proposed access road and crossing Highway 27, and provide recommendations and an implementation plan to address the future connectivity at Highway 27 / Fairmont Ridge Trail. It is noted that the development sidewalks cannot connect to 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>privately owned walkways.</p> <ul style="list-style-type: none"> c. Be updated using the recent existing traffic volume data (traffic data collected in 2015 was previously utilized) as York Region does not accept traffic volume data more than three years old. In consideration of the recent pandemic outbreak, the growth rates shall also consider recent AADT volumes along Highway 27 in deriving appropriate growth for the link volumes. The assumed 0.25% growth rate and calculation used may not be realistic. The Study shall be revised accordingly. d. The latest Study identifies Highway 27 as a 50 km/h road in the vicinity of the subject site, which is not consistent with York Region records. Existing speed conditions shall be verified to confirm a 10 km/h increase in posted speed north of Fairmont Ridge Trail. e. The Proposed Highway 27 Access Geometrics shall be updated accordingly to reflect the existing posted speed conditions in the area. f. The proposed northbound left turn lane dimensions do not meet the York Region DS-103 standard and shall be updated to comply with this Regional standard. g. Consideration of the potential impacts should the southbound posted speed sign need to be relocated to accommodate the proposed Highway 27 access. It is noted that York Region will require prior notification from the Applicant so that York Region can review and relocate any roadside signage if necessary. h. Daylight triangles shall be provided in accordance with the Region Standards at the northwest and southwest corners of the proposed access and Highway 27. <p>23. Prior to final approval and concurrent with the submission of the subdivision servicing application (MECP) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:</p> <ul style="list-style-type: none"> a. Plan and Profile for the York Region road and intersections 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> b. Grading and Servicing c. Intersection/Road Improvements, including the recommendations of the Traffic Report d. Construction Access Design e. Utility and underground services Location Plans f. Signalization and Illumination Designs g. Line Painting h. Traffic Control/Management Plans i. Erosion and Siltation Control Plans j. Landscaping Plans, including tree preservation, relocation and removals k. Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva l. Functional Servicing Report (water, sanitary and storm services) m. Water supply and distribution report n. Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable: <ul style="list-style-type: none"> • Disinfection Plan • MOECC Form 1- Record of Watermains Authorized as a Future Alteration <p>24. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.</p> <p>25. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.</p> <p>26. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.</p>	

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>27. The Owner shall demonstrate, to the satisfaction of Development Engineering that proposed intersection at Street C shall be designed to intersect Highway 27 at a right angle, or on a common tangent.</p> <p>28. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of the proposed intersection at Street C shall be designed to accommodate the recommendations of the transportation report approved by York Region.</p> <p>29. The Owner shall demonstrate, to the satisfaction of Development Engineering, that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.</p> <p>30. The Owner shall design the intersection of Street C and Highway 27 to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.</p> <p>31. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:</p> <ul style="list-style-type: none"> a) A widening across the full frontage of the site where it abuts Highway 27 of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Highway 27; b) A 15 metre by 15 metre daylight triangle at the Northeast and Southeast corner of the proposed access and Highway 27; c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Highway 27 and adjacent to the above noted widening; and, d) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a southbound right turn lane at the intersection of the proposed access and Highway 27. <p>32. The Owner shall provide a solicitor's certificate of title</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>in a form satisfactory to York Region’s Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.</p> <p>33. The Region requires the Owner to submit a Phase One Environmental Site Assessment (“ESA”) in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p> <p>34. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.</p> <p>35. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.</p> <p>36. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to York Region.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>37. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.</p> <p>38. The Owner shall provide an executed copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.</p> <p>39. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.</p> <p>40. The Regional Corporate Services Department shall advise that Conditions 1 to 39 inclusive, have been satisfied.</p>	
TORONTO AND REGION CONSERVATION AUTHORITY	84.	<p>Red-line Revisions</p> <p>1. The final Plan shall be in general conformity with Draft Plan of Subdivision 19T-19-K01, prepared by Humphries Planning Group Inc., dated March 14, 2021, and Draft Plan 19T-19-K02, dated March 14, 2021, prepared by same, prior to a request for clearance for registration of any phase of this plan, to:</p> <p>a) Include appropriate blocks that are to be conveyed to the Township of King as appropriate to the satisfaction of the Township of King and TRCA.</p> <p>b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the Township of King and TRCA as a result of the completion of the required studies.</p> <p>c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.</p> <p>2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions</p>	TRCA

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>to the satisfaction of the Township of King and the TRCA.</p> <p>Prior to Works Commencing</p> <p>3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:</p> <p>a) A detailed engineering report (i.e., Stormwater Management, Site-Level Water Balance and Features-Based Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:</p> <ul style="list-style-type: none"> i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development. ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li data-bbox="646 323 1300 653">iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included. <li data-bbox="646 695 1300 1192">iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level Low Impact Development (LIDs), pumping stations, access roads), grading, site alterations, development , infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. <li data-bbox="646 1234 1300 1360">v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required. <li data-bbox="646 1402 1300 1591">vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA. <li data-bbox="646 1633 1300 1801">vii. The integration of LID measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA. <li data-bbox="646 1843 1300 1873">viii. Design of flow dispersal measures 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.</p> <p>ix. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 “Stormwater Management Planning and Design Manual”, TRCA’s 2012 “Stormwater Management Criteria Document”, and TRCA’s 2010 “Low Impact Development Stormwater Management Planning and Design Guide”, and all applicable Township of King design standards.</p> <p>b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.</p> <p>c) Scaled cross-sections for areas where grading may be proposed in or adjacent to a buffer block for the purposes of constructing a polishing wetland (Block 252). The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; and sediment and erosion controls.</p> <p>d) Development limit “constraint” mapping for areas adjacent to natural features showing all of the following that are applicable to the site using accepted geodetic control surveying: Regional Storm Floodlines, watercourses, staked significant vegetation, surveyed wetland limits and required buffers with all proposed development and site alteration overlaid, to the satisfaction of TRCA.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>e) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.</p> <p>f) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.</p> <p>g) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.</p> <p>h) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that:</p> <ul style="list-style-type: none"> i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable; ii. Demonstrate how post-development conditions will retain a minimum of the first 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>5mm of rainfall over the entire site to the satisfaction of the TRCA;</p> <ul style="list-style-type: none"> iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system; iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff. <p>i) Features-Based Water Balance Report (that includes detailed hydrologic/hydraulic modeling to quantify pre and post development conditions, and a monitoring plan for the wetlands) that will identify measures that will be implemented to:</p> <ul style="list-style-type: none"> i. Mimic the pre-development surface and groundwater balance of the features to the greatest extent possible. ii. Maintain pre-development flow regimes and hydroperiods (i.e., quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features. iii. Ensure no negative impacts to the existing ecological functions, as analyzed through an Environmental Impact Study (EIS) or other inter-disciplinary study completed by a qualified ecologist. <p>j) An overall monitoring plan for the infiltration trenches, clean water collector system, storage tanks, and adaptive stormwater management plan, to the satisfaction of the TRCA.</p> <p>k) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.</p> <p>l) That the size and location of all proposed LID measures and stormwater management blocks – to which the subject lands drain – be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into surrounding lands within this</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>subdivision which are currently proposed for development.</p> <p>m) That all stormwater outlets, including those associated with maintaining feature-based water balance to the wetlands on and adjacent to the property be naturalized, be designed to incorporate TRCA's design guidelines, and be designed to provide additional enhancements to water quality, quantity control, thermal impact mitigation, and habitat. Off-line wetlands, riparian plantings, flow dispersal measures, micro-topography creation and similar measures shall be employed where feasible to achieve these objectives.</p> <p>n) That an adequate Environmental Implementation Report (EIR) be completed by a qualified ecologist to the satisfaction of the TRCA. The report will: summarize the impact analysis and recommended mitigation measures from the EIS; include a detailed compensation breakdown; include a detail enhancement and restoration strategy of the highest standard, itemizing the specific components in this plan and any broader community enhancements, if required. The EIR would also outline a monitoring plan for the restoration areas, including wetland restoration.</p> <p>o) That the size and location of all compensation blocks are confirmed in the EIR to the satisfaction of TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.</p> <p>p) That progressive, detailed restoration planting plans of the highest standard and in accordance with the EIR and EIS are provided to and approved by TRCA staff for the establishment/enhancement of the Natural Heritage System blocks. And, that monitoring, and replanting of these areas be completed for a minimum 3-year period, with sufficient funds being secured through a letter of credit in favour of the Township or TRCA, or other appropriate measure.</p>	

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>q) <i>That prior to grading a wetland compensation strategy shall be designed, installed and functioning to the satisfaction of the TRCA and in accordance with the EIR.</i></p> <p>Subdivision Agreement</p> <p>4. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:</p> <p>a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions, and to provide for any requirements as set-out in TRCA's conditions of draft approval, that extend beyond registration of this Plan;</p> <p>b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.</p> <p>c) To design and implement on-site erosion and sediment control in accordance with current TRCA standards.</p> <p>d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.</p> <p>e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.</p> <p>f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers.</p> <p>g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property, in addition to all associated monitoring and adaptive management measures.</p> <p>h) Implement all adaptive management and mitigation measures identified in the EIR, Hydrogeology Report, Functional Servicing Report, and Features-Based Water Balance report that are to be completed for the subject property.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li data-bbox="574 323 1279 558">i) To implement and provide the requisite funding for the monitoring proposed in order to maintain the site level water balance and features based water balance measures on this site (including LIDs) and to provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA. <li data-bbox="574 594 1295 894">j) To provide for planting, and enhancement of all-natural heritage features and buffer areas in accordance with the EIR and drawings approved by the TRCA. And, that monitoring and replanting of these areas be completed for a minimum 3-year period, to the satisfaction of the TRCA, with sufficient funds being secured through a Letter of Credit in favour of the Township of King, or other appropriate measure. <li data-bbox="574 930 1279 993">k) To provide for the warning clauses and information identified in TRCA's conditions. <li data-bbox="574 1029 1279 1092">l) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan. <li data-bbox="574 1127 1295 1392">m) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements. <li data-bbox="574 1428 1279 1864">n) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the Township of King. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p data-bbox="578 323 1300 489">o) To gratuitously dedicate Blocks 231, 232, 233, 234, 235, 236, 237, 238, 239, 249, 250, 251, 252, and 253, to the Township of King or TRCA, in a condition that is satisfactory to the Township of King and TRCA.</p> <p data-bbox="578 527 1300 722">p) To provide community information maps and promotional sales materials for lots or blocks adjacent to Block 234, 235, 236, and 237 clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.</p> <p data-bbox="480 760 919 793">Purchase and Sale Agreements</p> <p data-bbox="578 793 1300 1024">5. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots or blocks on which infiltration trenches and clean water pipes are proposed as part of the water balance measures for the subdivision, which identifies the following:</p> <p data-bbox="626 1062 1300 1562">a. That infiltration trenches and collector systems are located on the subject property, which form an integral part of the stormwater management infrastructure for the community. It is the owner's responsibility to clean this system and to ensure that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in their original form. Alterations to downspouts must be avoided. Access to this system for inspection purposes may be required from time to time by the Township or Toronto and Region Conservation Authority staff, with the provision of adequate notice to the landowner of the intent to access the property.</p> <p data-bbox="529 1600 1300 1795">6. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots and blocks adjacent to Block 234, 235, 236, and 237 (environmental protection blocks and their associated buffers), which identifies the following:</p> <p data-bbox="578 1833 1252 1866">a) That a natural environmental restoration block is</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates are prohibited.</p> <p>Implementing Zoning By-law</p> <p>7. That the implementing zoning by-law recognize all-natural heritage features, environmental buffer blocks, and open space blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.</p> <p><u>Advisory Note for the Applicant</u> When requesting the clearance of our conditions, a copy of the most current Conditions of Draft Approval and draft plan of subdivision, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies how the conditions have been fulfilled in detail.</p>	
CANADA POST	85.	<p>Appendix A 1. TG Nobleton LP & Crisdan Holdings covenants and agrees to provide the Township of King with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of concrete pads as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. TG Nobleton LP & Crisdan Holdings further covenants and agrees to provide notice to prospective purchasers of the locations of Community Mail Boxes and that home/business mail delivery will be provided via Community Mail Boxes.</p> <p>Appendix B Additional Developer Requirements: 1. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes or Lock box Assemblies (Mail Room). The developer will then indicate these locations on the appropriate servicing plans.</p>	CANADA POST

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>2. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, as approved by Canada Post.</p> <p>3. 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>4. 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>5. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Boxes or Lock Box Assemblies (Mail Room). The developer also agrees to note the locations of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Boxes or Lock Box Assemblies (Mail Room).</p> <p>6. 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 prepared a minimum of 30 days prior to the date of first occupancy.</p> <p>7. 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>8. The developer agrees to provide the following for each</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>Community Mail Boxes or Lock Box Assemblies, and to include these requirements on the appropriate servicing plans: (if applicable)</p> <ul style="list-style-type: none"> - Any required walkway across the boulevard, per municipal standards - If applicable, any required curb depression for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications) 	
ENBRIDGE GAS	86.	<p>This response does not constitute a pipe locate or clearance for construction.</p> <p>The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.</p> <p>If the gas main 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 phase construction, all costs are the responsibility of the applicant.</p> <p>In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.</p> <p>The applicant will contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.</p> <p>The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.</p> <p>Enbridge Gas Distribution reserves the right to amend or remove development conditions.</p>	ENBRIDGE GAS
BELL CANADA/	87.	<p>The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada/telecom provider, that it will grant to</p>	BELL CANADA/

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
TELECOM PROVIDER		<p>Bell Canada/telecom provider any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada/telecom facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.</p> <p>We hereby advise the Developer to contact Bell Canada/telecom provider during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p> <p>The Developer shall ensure that the development is serviced with communication/ telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).</p> <p>The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.</p> <p>If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/ telecommunication services for emergency management services (i.e., 911 Emergency Services).</p>	TELECOM PROVIDER
TOWNSHIP OF KING	1.	Township of King shall advise that all items included in Conditions 1 to 82 have been satisfied.	GROWTH MANAGEMENT SERVICES AND NOTED DEPARTMENTS
YORK REGION	2.	York Region shall advise that all items included in Condition 83 have been satisfied.	YORK REGION
TRCA	3.	Toronto and Region Conservation Authority shall advise that all	TRCA

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		items included in Condition 84 have been satisfied.	
CANADA POST	4.	Canada Post shall advise that all items included in Condition 85 have been satisfied.	CANADA POST
ENBRIDGE	5.	Enbridge Gas shall advise that all items included in Condition 86 have been satisfied	ENBRIDGE GAS
TELECOM SERVICE PROVIDER	6.	Telecommunication Service Provider shall advise that all items included in Condition 87 satisfied.	TELECOM PROVIDER

Notes:

1. In the event that the Draft Approved Plan is not Registered within five (5) years from the date which Draft Approval by the Township becomes final, the draft approval may lapse at the discretion of the Township but may be extended by the Township subject to any revisions to the draft conditions determined appropriate by the Township in consultation with the Region of York and other agencies.