

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

**White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024**

1.0	General
1.1	<p>Approval shall relate to a draft plan of subdivision prepared by Macaulay Shiomi Howson Ltd., Project No. 1229, dated August 25, 2023 which shall include and incorporate red-line revisions as follows:</p> <ul style="list-style-type: none"> • Provide a 0.3 metre reserve along the Woodbine Avenue frontage, north and south of Street 'A', and to extend the 0.3 metre reserve to include the lands outside of the required road widening and day-lighting triangle dedications; • Provide for a 15 m x 15 m day-lighting triangle at the intersection of Street 'A' and Woodbine Avenue; • A widening across the full frontage of the site where it abuts Woodbine Avenue, of sufficient width to provide a minimum of 18 metres from the centreline of Woodbine Avenue; • An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of northbound right turn lane, at the intersection of Street 'A' and Woodbine Avenue; • Increase the size of land attributed to Blocks 5 & 6 to account for the ultimate design requirements for each of the respective stormwater management facilities.
1.2	<p>This draft approval shall lapse on March 4, 2025, unless extended by the Town upon application by the Owner.</p>
1.3	<p>The Owner shall enter into a subdivision agreement with the Town agreeing to satisfy all conditions of the Town and external agencies, financial and otherwise, prior to the issuance of Final Approval.</p>
1.4	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to provide written notice of all Development Charges related to the Subdivision, including payments made and any amounts owing, to all first purchasers of Lands within the Plan at the time the Lands are transferred to the first purchasers.</p>
1.5	<p>The Owner shall enter into an agreement with York Region, 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>
1.6	<p>The Owner shall pay any and all outstanding application fees to the Town in accordance with the in effect Fees and Charges By-law as amended from time-to-time.</p>

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White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
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1.7	Prior to the issuance of Final Approval of the Plan, the Owner shall satisfy the Town with respect to any and all financial obligations for external municipal works that are necessary to facilitate the development of the draft Plan Lands prior to the issuance of Final Approval for the draft plan, or any phase thereof.
1.8	The Owner agrees and covenants that the Draft Plan of Subdivision and associated conditions of Draft Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies or submissions required as a condition of Draft Approval.
1.9	The Town's Commissioner of Development is authorized to approve any red-lining, minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed Engineering design.
1.10	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Plan of Subdivision has been presented as one development and notwithstanding possible construction phasing, the plan will be assumed by the Town in its entirety as one development.
1.11	The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to not stockpile or permit stockpiling of topsoil or any other materials at any time on Lands to be conveyed to the Town.
1.12	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that all lots or blocks to be left vacant for longer than a specified period of time shall be graded, seeded, and maintained to the satisfaction of the Town.
1.13	The Owner agrees and covenants not to commence construction of underground services and road construction in the absence of a Subdivision Agreement or other agreement that is satisfactory to the Town.
1.14	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements not to commence the stripping of topsoil or rough grading on the site, or, the removal of any trees, or construction of underground services and road construction in the absence of an approved Subdivision Agreement or other agreement with the Town and the submission and approval of a fill management plan.
1.15	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to design, construct, and/or pay for the construction of public highways, bicycle lanes, curbs, gutters, sidewalks, underground and above ground services, streetlights, stormwater management facilities, street and directional signs, 911/building numbering signs, traffic calming controls, off-street trails & paths, sanitary pumping stations, landscaping including soft and hard landscape features, etc. to the satisfaction of the Town. The Owner shall be responsible including all financial burdens associated with the ongoing maintenance of the above-mentioned infrastructure until the subdivision is assumed an/or the site plans are complete in accordance with the governing agreements all to the satisfaction of the Town.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

1.16	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to apply civic numbers signs to lots/blocks to the satisfaction of the Town's Chief Building Official and Fire Chief prior to registration of the plan and as per the Town's Building Numbering By-Law following registration of the plan and erection of the building.
1.17	The Owner agrees to submit a Traffic Impact Study (TIS) for review and approval by the Town and York Region. The recommendations of the TIS shall be incorporated into the design prior to final approval by the Town and Region.
1.18	The Owner shall submit an updated Preliminary Servicing Study and Stormwater Management Analysis prepared by a qualified professional to the satisfaction of the Town Engineer before the detailed engineering drawings are signed by the Town Engineer. If construction phasing of the plan is proposed, the study shall document proposed phasing of services. The documentation shall detail further, all roads and services should be designed in accordance with the Functional Servicing Study (FSS) for the Town of Whitchurch-Stouffville, as prepared by IBI Consulting Group and dated May 2013, subject to amendment by subsequent studies approved by the Town including the Transportation Master Plan and the Water and Wastewater Master Plan. The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to carry out, or cause to carry out, the recommendations set out in the approved study, to the satisfaction of the Town.
1.19	The Owner shall provide, prior to execution of the Subdivision Agreement, detailed engineering drawings that have been prepared by a qualified engineer, which will include, but not be limited to grading control plans, plan and profile drawings of all underground and above ground services, general plans, drainage plans, composite utility plans, stormwater management detail plans, etc. to the satisfaction of the Town Engineer.
1.20	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall not enter into any contract for the performance of any of the works or begin performing any of the works in accordance with the approved engineering drawings unless and until the form and provisions of the contract, the contractor's guarantees and the contractor have been first approved by the Town Engineer and a copy of the executed documentation has been provided to the Town for record keeping purposes, which approval shall not be unreasonably withheld. The contract or contracts shall provide that the Town Engineer may inspect the construction of any and all work under the contracts and that the Town Engineer shall have authority to instruct the contractor or contractors to stop work should any construction be undertaken contrary to the Town's requirements.
1.21	Full Building permits will not be requested until servicing of the site is satisfactory to the Town engineer. The owner may apply for a Conditional Building permit with the Town CBO. The Town CBO is not bound by the conditions of this approval to issue a conditional permit for any building within this development.
1.22	Prior to the execution of the subdivision agreement, the Owner will submit a geotechnical report that addresses the suitability of the lands for industrial / office development and the construction of municipal roads and infrastructure, prepared by a qualified engineer, to the Town for review and approval. The Owner agrees

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	<p>and covenants in the Subdivision Agreement and/or other Town Agreements to carry out, or cause to carry out, the recommendations of the report including pavement design, pipe bedding, cathodic protection, etc., for ideal and none ideal conditions to the satisfaction of the Town.</p>
1.23	<p>The Owner acknowledges and covenants in the subdivision agreement to construct an earthen berm, or equivalent if required, along the northern property line of Block 3 where it adjoins the property owned by Cesaroni Technology Holding Corporation (2561 Stouffville Road). The berm or equivalent shall be designed as part of any future Site Plan Control Agreement to facilitate the development of Block 3. All works associated with the design, location and construction of the earthen berm shall be to the satisfaction of the Town. The Town covenants to notify Cesaroni Technology Holding Corporation upon receipt of a site plan application for Block 3.</p>
1.24	<p>The Owner acknowledges and covenants in the subdivision agreement to include a requirement in any future site plan control applications that where a basement is proposed on any future buildings or structures within the Draft Plan, that a Study be completed on the potential for dewatering of the foundation and any necessary mitigative measures or controls. The Study shall be completed to the satisfaction of the Town and the Toronto Region Conservation Authority.</p>
1.25	<p>The Owner agrees and covenants that in the Subdivision Agreement and/or other Town Agreements that the final placement of all internal streets and all associated infrastructure needed to service the development shall be determined upon the following studies being finalized and approved to the Town's and TRCA's satisfaction:</p> <ul style="list-style-type: none">a) Environmental Impact Study;b) Functional Servicing and Stormwater Management Report;c) Hydrogeology Report and Water Balance Report;d) Geotechnical Report;e) Environmental Noise and Vibration Study;f) Environmental Site Assessment;g) Natural Heritage Evaluation; andh) Traffic Impact Study.
1.26	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall prepare a notice for future purchasers that provides discusses the following:</p> <ul style="list-style-type: none">a) Role and function of roads within and adjacent to the subdivision;b) The responsibility of the developer with respect to unassumed roads;c) The nature of any easements;d) The location and purpose of all low impact development measures (i.e. rain barrels, infiltration facilities, etc.) located on private lots;e) The location of sidewalks;f) The extent of the private lots as it relates to the curb;g) On-street parking rules; andh) Driveway locations.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

2.0	Roads & Town Road Allowances
2.1	The road allowances included within this Draft Plan of Subdivision shall be dedicated as public highways without monetary consideration and shall be free of all encumbrances, subject to the satisfaction of the Town.
2.2	The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region (York Region).
2.3	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 Town without monetary consideration and free of all encumbrances, to be held by the Town where they are not specifically assigned to the Region of York, until required for future road allowances or development of adjacent lands.
2.4	The Owner shall covenant and agree in the subdivision agreement that the public highways, daylighting triangles, etc. shall be designed and constructed in accordance with established municipal standards to the satisfaction of the Town. Further, the Owner covenants and agrees that any engineering submissions prepared in support of the subdivision agreement will be based upon an urban profile road situated within a 23 metre right-of-way.
2.5	The Owner shall covenant and agree in the subdivision agreement to provide temporary turning circles and any necessary easements if and where required at the Owner's expense. The Owner shall also covenant and agree in the subdivision agreement to remove the temporary turning circles and restore the streets to their normal condition at the Owner's expense when required by the Town or at the time of redeveloping the property at 2561 Stouffville Road to connect Street "A" and Stouffville Road to the satisfaction of the Town. The design of temporary turning circles, and any implications on surrounding land uses, shall be addressed in the subdivision agreement to the satisfaction of the Town.
2.6	The Owner shall covenant and agree in the subdivision agreement to construct Street 'A' as shown on the approved Draft Plan as part of the initial development of the lands.
2.7	The Owner shall covenant and agree in the subdivision agreement that construction access into the subdivision lands shall be exclusively from Woodbine Avenue.
2.8	The Owner shall covenant and agree in the subdivision agreement to prepare a street tree planting plan which shall average a spacing interval of 10 metres, recognizing the constraints associated with driveway locations and the placement of above ground utility pads / pedestals, etc. The minimum caliper of trees shall be 100 mm. The size, spacing and species selected shall be to the satisfaction of the Town.
2.9	The Owner shall submit a Streetscape Plan, prepared by a qualified Landscape Architect in good standing with the O.A.L.A., to the satisfaction of the Town. The Streetscape Plan shall include all roads internal to the subdivision and the eastern limits of the Woodbine Avenue Road Allowance across the property frontage.
2.10	The Owner covenants and agrees that the detailed design and the construction of all approved landscaping shall be completed in accordance with the provisions of the approved Streetscape Plan and at no cost to the Town.
2.11	The Owner covenants and agrees in the subdivision agreement that the design and

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	<p>construction of the road crossing of Street 'A' over the central tributary (situated between Blocks 8 & 9) shall be completed to the satisfaction of the Town and the Toronto and Region Conservation Authority. The crossing design and any construction / post construction mitigative measures shall be completed in a fashion consistent with the conclusions / recommendations of the approved Environmental Impact Study as set out in Condition 8.1. Further, the Owner covenants that the abutments for the road crossing will be outside of the greater of the meander belt and the 100-year erosion limit of the tributary.</p>
2.12	<p>Public highways, daylighting triangles, etc. shall be designed and constructed in accordance with established municipal standards to the satisfaction of the Town Engineer in his sole discretion.</p>
2.13	<p>The Owner shall agree in the subdivision, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within Woodbine Avenue 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>
2.14	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the sidewalks internal to the Plan shall be constructed within the road allowance to the satisfaction of the Town and the Region of York.</p>
2.15	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that a Noise and Vibration Study for all lots and blocks shall be prepared to the satisfaction of the Town prior to the entering into a Site Plan Agreement for the said Blocks. The study should be prepared in compliance with the applicable Provincial Guidelines and the Town's Noise and Vibration Study Terms of Reference. The Owner agrees and covenants in the future Subdivision Agreement and Site Plan Agreements to carry out, or cause to carry out, the recommendations set out in the approved study, to the satisfaction of the Town.</p>
3.0	General Transportation
3.1	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to prepare an Active Transportation Plan that provides details on the location of all sidewalks, and bicycle routes to the satisfaction of the Town and York Region (York Region).</p>
4.0	Land Conveyances - Town
4.1	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to convey the following lots/blocks to the Town:</p> <p>a) Block 5 for stormwater management pond.</p> <p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to convey the following lots/blocks to the TRCA:</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	<p>a) Block 7,8, 9, and 10 for environmental block.</p> <p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to convey the following lots/blocks to York Region:</p> <p>a) Block 11 for Woodbine Avenue for road widening.</p>
5.0	Water and Sanitary
5.1	<p>The Owner shall design, construct, maintain, operate, and be financially responsible for a private sanitary treatment facility to service the subject lands. The design of said facility shall be provided to the Town and the approval authorities for review and acceptance. The facility will be privately owned and maintained with no obligation to Town for assumption in the future.</p>
5.2	<p>The Owner shall provide an engineering drawing(s) showing the layout of the watermains and sewers to the Community Planning and Development Services Branch at York Region for review and confirmation prior to final approval (York Region).</p>
5.3	<p>The Owner shall submit a detailed Hydrogeological Impact Study for the review and approval of the Town that identifies, if any, local wells in the Town that may be influenced by construction and, if necessary, outlined a monitoring program to be undertaken before, during, and after construction of the subdivision. The hydrogeological study is also to provide technical input to proposed servicing of the site with respect to conflicts with groundwater, control of groundwater during servicing, the need to obtain a Permit to Take Water, and specifically, the proposed design of Low Impact Development (LID) measures. The Owner agrees the covenants in the Subdivision Agreement and/or other Town Agreements to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Town.</p>
5.4	<p>The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division Branch and the Infrastructure Asset Management Branch at York Region for record.</p>
5.5	<p>The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Town. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MECP forms together with any supporting information shall be submitted to the Town for review in support of amendments to the Town's ECA-CLI.</p>
5.6	<p>The Owner shall provide an executed copy of the Subdivision Agreement with the local municipality to the Regional Corporate Services Department, outlining all requirements of York Region.</p>
5.7	<p>The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are froze, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charged By-law in effect at the time that Regional development charges, or any part thereof, are payable.</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

6.0	Environmental
6.1	The Owner shall prepare a tree protection and preservation plan for the site to the satisfaction of the Town and TRCA.
6.2	That the Applicant submits the final Hydrogeological Study, Final Water Balance Report, and final Groundwater Monitoring results to inform/support the LID proposal, and any mitigation proposal for the wetland.
6.3	That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of the TRCA.
6.4	That, prior to final registration, the Owner pays all applicable review fees and clearance fees to the TRCA, in accordance with the TRCA's fee schedule in effect at the time.
6.5	That the Owner agrees in the subdivision agreement, in wording acceptable to the TRCA: <ul style="list-style-type: none"><li data-bbox="418 1096 1523 1201">i. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval;<li data-bbox="418 1234 1523 1381">ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, until the site has been stabilized, in a manner satisfactory to the TRCA;<li data-bbox="418 1415 1523 1486">iii. To install/provide any required LID measures proposed as part of the overall stormwater management strategy in the approved SWM plan;<li data-bbox="418 1520 1523 1667">iv. To obtain all necessary permits from the TRCA pursuant to the Development Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of the TRCA; and<li data-bbox="418 1701 1523 1801">v. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports, and conditions to the satisfaction of the TRCA.
6.6	That the Owner provides a detailed letter to the TRCA indication how and when each TRCA condition of draft approval has been addressed.
6.7	That the Owner provide a copy of the fully executed subdivision agreement to the

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.
6.8	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that prior to registration of this Plan or any phase thereof, the Owner obtain all necessary permits from the TRCA pursuant to the Development Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of the TRCA.
6.9	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that if during construction of any infrastructure or buildings within the Subdivision contaminated lands are discovered, the Owner shall undertake, at their expense, the necessary measures to identify and deal with the contaminant, in accordance with Ministry of the Environment, Conservation and Parks (MECP) guidelines, the Town's current Fill By-law 2017-017-RE as may be amended from time to time, and/or other guidelines as appropriate, to the satisfaction of the Town.
6.10	As the site is within a Wellhead Protection Area, the Owner is encouraged to use best management practices during construction and post-construction, with respect to the handling and storage of chemicals.
6.11	The Owner agrees and covenants that prior to Final Approval, a qualified individual discussing how the relevant sections of the Oak Ridges Moraine Conservation Plan (ORMCP) have been met shall prepare an environmental report. The environmental report shall be submitted to the Town for approval.
7.0	Stormwater Management
7.1	The Owner shall prepare an enhanced planting plan for the stormwater management pond to the satisfaction of the Town and TRCA.
7.2	That Block 6 - Stormwater Management Pond, is to be a privately owned facility and the limits of the facility shall be determined based on future studies.
7.3	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements in wording acceptable to the TRCA:</p> <ul style="list-style-type: none">a) To define the limit of development to the satisfaction of the TRCA and ensure all development is outside of this limit;b) To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, until the site has been stabilized, in a manner satisfactory to the TRCA;c) To install/provide any required LID measures proposed as part of the overall stormwater management strategy in the approved FSR, SWM Report, and/or LID

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	<p>report, at no cost to the purchasers; and</p> <p>To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports, and conditions to the satisfaction of the TRCA.</p>
7.4	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to implement LID initiatives within Lands in conjunction with TRCA permits and approvals at no cost to the Town and the TRCA. The LID initiatives will be vetted with the Town and TRCA prior to design finalization and any recommendations by the Town and/or TRCA shall be incorporated into the design of the LIDs all to the satisfaction of the Town Engineer.</p>
7.5	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the provision of LID strategies within this site may not be used to offset the hydrologic and/or hydraulic considerations for the stormwater management facilities for this site.</p>
8.0	Parks & Open Space
8.1	<p>The Owner shall complete an Environmental Impact Study (EIS) which will confirm the limits of development affecting Blocks 7, 8, 9 & 10. The EIS shall confirm the limits of development; establish the required environmental buffer; identify any edge management practices that should be employed to protect the adjacent environmental feature; and, the best management practices that should be incorporated into the adjacent urban area to mitigate any impacts to ensure the continued ecological function of the natural feature(s). The EIS shall be completed to the satisfaction of the Town and the Toronto Region Conservation Authority for approval prior to the issuance of Final Approval.</p>
8.2	<p>The Owner covenants and agrees in the subdivision agreement to prepare a Landscaping and Open Space Plan, prepared by a qualified Landscape Architect in good standing with the O.A.L.A., which identifies planting enhancements and preservation practices for the lands associated with Blocks 7-10 inclusive. The objective of the landscape treatment is to improve water quality, sediment control, and water temperature for fisheries resources. The identified Landscaping and Open Space Plan shall be submitted by the Owner and approved by the Town and the Toronto Region Conservation Authority. The landscaping design should be consistent with and implement the conclusions of the approved EIS noted in Condition 8.1</p>
8.3	<p>The Owner covenants and agrees in the subdivision agreement to prepare a Landscaping and Open Space Plan, prepared by a qualified Landscape Architect in good standing with the O.A.L.A., which identifies planting enhancements and preservation practices for sections of the existing hedgerow feature situated along the northerly property line of Block 3 that will not be impacted by the future street connection. The identified Landscaping and Open Space Plan shall be submitted by the Owner and approved by the Town and the Toronto Region Conservation Authority.</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

8.4	The Owner covenants and agrees in the subdivision agreement to complete the approved restorative plantings as set out in Conditions 8.1 to 8.3 inclusive to the satisfaction of the Town and the Toronto and Region Conservation Authority.
8.5	The Owner shall covenant and agree in the subdivision agreement that the detailed design and the completion of all approved landscaping as required by Conditions 8.1 to 8.4 inclusive shall be at no cost to the Town and the Toronto and Region Conservation Authority, and shall be completed in accordance with the approved Landscaping and Open Space Plans and the EIS.
8.6	The Owner covenants and agrees in the subdivision agreement that Blocks 7 to 10 inclusive will be dedicated and conveyed to the either the Town or the Toronto and Region Conservation Authority, free of any cost or encumbrances, as part of the issuance of Final Approval.
8.7	If the geotechnical report, as set out in Condition 1.23, indicates the potential for interaction between underground services, stormwater management facilities, etc. and groundwater resources, the Owner covenants and agrees in the subdivision agreement to properly account for this matter in the submission of engineering drawings so as to minimize the impact on groundwater resources and to maintain existing contributions to the creek baseflows.
8.8	The Owner shall erect and maintain in good condition, hoarding along the outer limits of the Natural Heritage System (NHS) buffer (Environmental Blocks 7,8,9 and 10), in accordance with the approved Environmental Impact Study, and/or along the drop line of any vegetation (i.e. Tableland Vegetation) identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Town.
8.9	The Owner is required to install and maintain notification signage, to Town standards, advising future residents of the future uses of all identified open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the Town of Whitchurch-Stouffville, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.
8.10	The Owner shall make satisfactory arrangements with the Town to provide fencing, at their cost, in accordance with the Town Fencing Policy and the approved Standards and Guidelines document (as applicable), for incorporation into the landscape drawings submission, to the satisfaction of the Town.
8.11	The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the Town standard. This may include, but not limited to, special entry feature structures and centre medians, irrigation systems, acoustical walls, and architectural landscape elements located on public property.
8.12	<p>Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O 1990, c.P.13 as amended (“the Planning Act”) and the Town’s Parkland Dedication By-law, as amended.</p> <p>The Town will not require the conveyance of parkland as a condition of draft plan of subdivision approval for this Plan, as authorized by Section 51.1 of the Planning Act.</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	<p>The Owner is put on notice that the Town By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of Building Permits.</p> <p>To facilitate the calculate of CIL-payable for all blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with Town standards, and subject to the review and ratification by the Town's Development Service's Commission.</p>
8.13	<p>Prior to plan registration, the Owner shall provide detailed working drawings for all identified NHS, landscape buffer blocks, streetscape planting, walkways, and fencing to the satisfaction of the applicable approving departments and in accordance with the latest Town standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners.</p>
8.14	<p>Prior to plan registration, the Owner shall submit a comprehensive signage package for the NHS lands, to the satisfaction of the Town. The signage should recognize that the NHS lands are comprised of protected natural features, hazardous lands, and/or restoration areas and will indicate to use the identified access points and signed trails to help minimize impacts to the natural environment.</p>
8.15	<p>Prior to plan registration, the Owner shall make satisfactory arrangements with the Town, through the Subdivision Agreement and the landscape drawings submission, to provide street trees along all internal streets within the subject plan and along immediately abutting streets, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).</p>
8.16	<p>Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the Town with a detailed summary of all areas of open space, stormwater management ponds, valleylands, woodlots, and buffers, including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds, and irrigation systems that will be installed by the Owner and will become the Town's responsibility to maintain.</p>
8.17	<p>Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current Town of Whitchurch-Stouffville compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the Town.</p>
8.18	<p>The Tree Evaluation Report shall be finalized and approved in accordance with the Town's Tableland Tree Assessment Guidelines, to the satisfaction of the Town.</p> <p><i>Note: The Owner shall ensure that no trees are removed or damaged prior to By-law approval, or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning & Development Services and Public Works & Engineering Departments.</i></p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

8.19	Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase of Sale for all Blocks abutting blocks designated for NHS, open space, and/or stormwater management blocks (Block 5,6,7,8,9, and 10).
8.20	<p>Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:</p> <p>“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in some locations. For more information, please call the Town of Whitchurch-Stouffville’s Public Works & Engineering Department at (905) 874-2050”.</p>
<u>Requirements to be Fulfilled as a Condition of Plan Registration</u>	
8.21	All identified stormwater management ponds and NHS lands (including associated buffers) shall be gratuitously conveyed into public ownership in a form and condition satisfactory to the receiving agency.
8.22	The Owner is responsible for the development of all dedicated open space (e.g. valleylands, open space, and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Town.
8.23	The Owner shall implement, at their expense and to the satisfaction of the Town, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features, including all structures and planting.
8.24	Prior to issuance of final acceptance of all landscape works, the Owner shall provide as-built drawings in the form of digital files for all dedicated open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the Town.
<u>Prior to Assumption</u>	
8.25	Prior to assumption, any material identified in the Tree Evaluation Report and Woodlot Management Plan as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials debris not normally found in a NHS lands, whether in a woodlot block, valleyland/greenbelt block, vista block, or other location as determined by the Town, shall be removed at the Owner’s expense. The Owner shall obtain all necessary approvals prior to undertaking such works.
9.0	Municipal Services
9.1	Prior to the issuance of Final Approval, the Owner shall submit a stormwater management study, prepared by a qualified engineer, detailing the provision of stormwater quality and quantity management facilities, hydraulic guidelines, overland flow routes, erosion and siltation controls (construction and post construction) for approval by the Town and the Toronto and Region Conservation Authority (TRCA). The Owner acknowledges and agrees that they will be required to construct the proposed stormwater management facilities and associated

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	infrastructure and provide a blanket access easement for maintenance of the stormwater management ponds across the blocks leading to the facilities and infrastructure/overland flow routes, as the case may be. The easements for stormwater infrastructure/overland flow routes shall be conveyed to the Town, if required, upon registration of the plan of subdivision.
9.2	The Owner covenants and agrees that any engineering submissions prepared in support of the subdivision agreement shall be based upon an urban road profile, consistent with Town Standards.
9.3	The Owner shall acknowledge and agree in the subdivision agreement that building permits will not be issued until the Chief Building Official has been advised by the Town Engineer that fire protection water supply, private septic systems, utilities and roads satisfactory to the Town Engineer are available to the Blocks.
9.4	Prior to the issuance of Final Approval for the draft plan, or any phase thereof, detailed engineering drawings shall be provided by the Owner, which have been prepared by a qualified engineer, which will include, but not limited to grading control plans, plan and profile drawings of all underground and above ground services, general plans, drainage plans, composite utility plans, stormwater management detail plans, etc. to the satisfaction of the Town.
9.5	The Owner shall covenant and agree in the subdivision agreement to design, construct, or pay for the construction of public highways, curbs, gutters, storm sewers, underground and above ground services, streetlights, utilities, stormwater management facilities, street and directional signs, etc. to the satisfaction of the Town.
9.6	The Owner shall satisfy the Town with respect to any and all financial obligations for external municipal works that are necessary to facilitate the development of the draft plan lands prior to the issuance of Final Approval for the draft plan, or any phase thereof.
9.7	The Owner shall covenant and agree in the subdivision agreement that the design and land requirements for the stormwater management facilities (Blocks 5 & 6) shall be consistent with the ultimate requirements of stormwater flows for all lands with the subwatershed area.
9.8	The Town will as part of the subdivision agreement for the subject lands, incorporate a clause which will outline best effort provisions by the Town to recover costs associated with any oversizing of the stormwater management facilities necessary to accommodate the lands to the north within the subwatershed area.
9.9	The Owner shall covenant and agree in the subdivision agreement to prepare engineering submissions that identify mitigation techniques for maintaining groundwater infiltration. These techniques shall address the high aquifer vulnerability of the subdivision lands. The completion of the engineering submissions shall be to the satisfaction of the Town and the Toronto and Region Conservation Authority.
10.0	Individual Private Sewage Disposal System
10.1	A consultant, specializing in the design and installation of private sewage disposal systems, shall be retained to submit the necessary detailed site plan with each application for a certificate of approval for a private sewage disposal system.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

10.2	<p>A detailed site plan showing the existing and proposed grades, site grading, locations of or envelopes for all buildings and structures, including finished floor elevations, amenity areas, driveways, primary leaching bed area, septic tanks, pump tanks, siphon tanks, balancing tanks, distribution boxes, private drilled well, drainage swales, drainage direction and other pertinent information, including storm drainage and erosion and sedimentation control features, shall be submitted with each application for a certificate of approval for a private sewage disposal system.</p>
10.3	<p>Only sewage, and no other wastes such as water softener backwash or high efficiency furnace condensate, shall be directed into the private sewage disposal system unless the system is specifically designed to accommodate these flows.</p>
11.0	Utilities
11.1	<p>The Owner shall prepare an overall composite utility plan to the satisfaction of the Town and all affected authorities/service providers, prior to the execution of the Subdivision Agreement and/or other Town Agreements.</p>
11.2	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that proposed Hydro supply will be below grade only, unless otherwise required by the Hydro One design requirements, to install the infrastructure aboveground, and to otherwise conform to the standard alignments and locations as referenced in the Town's design guidelines and road allowance cross sections.</p>
11.3	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that hydroelectric, telephone, high-speed broadband width telecommunication services, gas and television cable services, shall be constructed at no cost to the Town, as underground facilities within the public highway allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the Town and affected authorities/service providers.</p>
11.4	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to enter into any agreement(s) required by any applicable utility company(ies) to undertake the installation of utilities consistent with the approved Composite Utility Plan.</p>
11.5	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements with respect to the provision of natural gas distribution to:</p> <ul style="list-style-type: none">a) make satisfactory arrangements with the appropriate service authority to install all of the natural gas distribution system within the proposed public highway allowance;b) grade all streets to final elevation prior to the installation of the gas lines; and,c) provide the necessary field survey information required for the installation of the gas distribution system, all to the satisfaction of the Town and the service provider.
12.0	Canada Post

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

12.1	The Owner shall covenant and agree in the subdivision agreement to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated community mailbox. The Owner will be responsible for notifying the purchaser of the exact community mailbox locations prior to the closing of any sale.
12.2	Prior to the release for registration of the draft plan of subdivision, the Owner will consult with Canada Post Corporation and the Town to determine suitable locations for the placement of community mailboxes, and, will indicate on the appropriate servicing plans: a) the location of community mail boxes; b) an appropriately sized section of concrete pad as per municipal standards to place the community mailbox on; c) any required walkways across the boulevard, as per Town requirements; and, d) any required curb depressions for wheelchair access to the satisfaction of the Town and Canada Post.
12.3	The Owner shall covenant and agree in the subdivision agreement to provide suitable temporary community mailbox location(s), which may have to be utilized by Canada Post until the curbs, sidewalk and final grading have been completed at the permanent community mailbox locations.
13.0	Environmental Clearance
13.1	The Owner covenants and agrees in the subdivision agreement that if during construction of any infrastructure or buildings within the subdivision contaminated lands are discovered, the Owner shall undertake, at their expense, the necessary measures to identify and deal with the contaminate, in accordance with Ministry of the Environment guidelines, or other guidelines as appropriate, to the satisfaction of the Town.
14.0	Heritage & Archaeological Resources
14.1	The Owner acknowledges and covenants in the subdivision agreement to protect the existing building, presently identified with the civic address of 12131 Woodbine Avenue, and to either incorporate this building into the emerging lot fabric, or alternatively, to relocate this building to another site where it can be preserved and restored. The completion of these tasks shall be to the satisfaction of the Town.
15.0	Region of York
15.1	The Owner shall agree in wording satisfactory to Development Engineering, that Site Plan Application approval from the Region is required to be in place before the commencement of construction works for Block 1 and Block 4 abutting Woodbine Avenue.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

15.2	The Owner shall agree that prior to the development approval of Blocks 1 and 4, that access to Blocks 1 and 4 shall be via "Street A" and direct access to Woodbine Avenue will not be permitted.
15.3	The Owner shall agree that any relocation or modification to neighbouring driveways required to accommodate the proposed draft plan shall be co-ordinated by the Owner and shall be carried out at no cost to the Region.
15.4	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.
15.5	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.
<u>Conditions to be Satisfied Prior to Final Approval</u>	
15.6	The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Whitchurch-Stouffville and York Region.
15.7	The Owner shall provide an intersection design and engineering drawings to confirm that a three-legged intersection (Woodbine Avenue/"Street A") can be achieved on Woodbine Avenue. The design must demonstrate that the proposed intersection will not be offset and does not have any negative impacts on the existing property located at 24 Union Street and proposed development at 12116 Woodbine Avenue. The intersection design and engineering shall be provided in accordance with the Region's standards, with the required exclusive left turn and right turn lanes, to the satisfaction of the Region.
15.8	The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
15.9	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:

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	<ul style="list-style-type: none">a) Plan and Profile for the York Region road and intersections;b) Cross Section on York Region right-of-way at 20m interval where the site is abutting;c) Grading and Servicing;d) Intersection/Road Improvements, including the recommendations of the Traffic Report;e) Construction Access Design;f) Utility and underground services Location Plans;g) Signalization and Illumination Designs;h) Line Painting;i) Traffic Control/Management Plans;j) Erosion and Siltation Control Plans;k) Landscaping Plans, including tree preservation, relocation and removals;l) Arborist Report;m) Sidewalk locations, concrete pedestrian access to Woodbine Avenue;n) Functional Servicing Report (water, sanitary and storm services);o) Stormwater Management Report.
15.10	The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-Of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-Of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
15.11	The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. One (1) set of engineering drawings (stamped and signed by a professional engineer), and MECP forms together with any supporting information shall be submitted to Development Engineering, Attention: Ms. Cynthia Tam, P.Eng.
15.12	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.
15.13	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.
15.14	The Owner shall demonstrate, to the satisfaction of Development Engineering that intersection or non-residential access shall not be permitted on "Street A" within 60 meters of the widened right-of-way of Woodbine Avenue.
15.15	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.
15.16	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

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

**White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024**

	<p>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>
15.17	<p>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>
15.18	<p>The Region requires the Owner 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 MECP full depth site condition 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</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	other documentation, reliance and the Owner's certified written statement.
15.19	<p>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 Woodbine Avenue of sufficient width to provide a minimum of 18 metres from the centreline of construction of Woodbine Avenue and any lands required for additional turn lanes at the intersections, andb) A 15 metre by 15 metre daylight triangle at the northeast and southeast corners of "Street A" and Woodbine Avenue, andc) 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 Woodbine Avenue and adjacent to the above noted widening(s), andd) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Woodbine Avenue and "Street A".
15.20	The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
15.21	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's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
15.22	The Owner shall provide a copy of the executed Subdivision Agreement with the local municipality to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
15.23	For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or zoning by-law amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; 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. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
15.24	The Regional Corporate Services Department shall advise that Conditions 15.1 to 15.24 inclusive, have been satisfied.
16.0	Toronto & Region Conservation Authority

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

16.1	Red-line Revisions: That this draft plan of subdivision shall be subject to a red-line revision(s) in order to satisfy all applicable Toronto Region Conservation Authority (TRCA) polices, requirements, comments and conditions of draft plan approval.
16.2	<p>Limit of Development Reports and Plans: That prior to any development or associated site alteration, clearance or registration of this plan or any phase thereof, the following technical reports and plans shall be submitted to the satisfaction of TRCA which confirm the location and status of the natural hazards, natural features, applicable buffers, and overall the limits of development:</p> <p>a. Flood Plain: Provide a flood plain assessment, mapsheet for east and west tributaries, and a digital model of hydraulic model and flood plain mapsheet for central tributary illustrating the extent of the Regulatory flood plain on the property. Once the final flood plain limits have been determined, provide detailed plans demonstrating a 10 metre buffer to the Regulatory flood plain to the satisfaction of TRCA.</p> <p>b. Erosion hazards: Provide a meander belt width assessment for the watercourse in the northeast and southwest corner of the subject property in accordance with TRCA's Technical Guidelines and provincial technical guidelines. Also provide a scoped fluvial geomorphological assessment to inform the stream crossing. Once the final meander belt limits have been determined, provide detailed plans demonstrating a minimum 10 metre buffer to the meander belt to the satisfaction of TRCA (or greater buffer if required by the Town in accordance with provincial or municipal policy).</p> <p>c. Natural Features including Wetlands, Watercourses and Headwater Drainage Features: Provide a final Natural Heritage Evaluation/Environmental Impact Study and associated plans/drawings identifying all natural features and their proposed management strategy to the satisfaction of the TRCA and the Town, in accordance with relevant policies. These materials are to reflect feature stakings and delineations verified by TRCA. All wetlands are to be provided with a 30-metre buffers as per TRCA policies. Contiguous vegetation associated with stream corridors and wetlands shall be provided with a 10 metre buffer as per TRCA policies (or greater buffer if required by the Town in accordance with provincial or municipal policy). The status of the Headwater Drainage Features (HDF) within the Phase 2 land and management of the HDF must be provided to the satisfaction of TRCA in accordance with TRCA's Evaluation, Classification and Management of HDFs Guidelines. Further, where a road crossing of the stream corridor and wetland may be considered by TRCA and the Town, a detailed compensation strategy for the associated feature impacts shall be provided to the satisfaction of TRCA and the Town in accordance with the applicable compensation guidelines, and the associated on-site compensation areas shall be reflected in detailed plans.</p> <p>d. Structural setbacks and access to dedicated lands: Further to TRCA draft plan condition #6 should environmental blocks be dedicated to TRCA (in lieu of the Town or other public agencies), provide detailed plans showing access to the</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

**White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024**

	<p>dedicated lands from a public road (minimum 3 metre wide) and that all structures above and below ground (e.g., buildings, retaining walls, etc.) will be set back from lands to be dedicated to TRCA (3 meters or as required by TRCA). Maintenance easements across TRCA lands are generally discouraged but may be considered at TRCA's sole discretion (further discussion would be required).</p> <p>e. Detailed plans and demonstration of the development limit: Plans illustrating that all proposed development works, including all office and industrial block and uses, and associated above and under ground development, stormwater management blocks, road widening, and associated grading, site alteration, and materials associated with these activities will not encroach or be placed on lands referenced in a-d which form the limit of development. Exceptions may be considered for road or infrastructure crossings, trails, and outfalls, as permitted by TRCA and the Town. Further, the areas referred to in a-d shall be placed in protective Open Space blocks. To meet TRCA requirements, red-line revisions shall be made to the plan to expand the current Open Space blocks or modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.</p> <p>f. Site alteration may proceed prior to the clearance or registration of the subdivision if it is outside of natural hazards, natural features, applicable buffers, and within the development limit, subject to the proponent obtaining a TRCA site alteration permit before initiating the site alteration works.</p>
16.3	<p>Other Design Reports and Plans: That prior to any development or associated site alteration, clearance or registration of this plan or any phase thereof, the owners or their agents shall submit the following plans and reports to the satisfaction of TRCA:</p> <p>a. A development phasing plan illustrating the various phases of development and associated timing of construction to implement the draft plan of subdivision including Woodbine Avenue road-widening and improvement works, and stream crossing installation.</p> <p>b. A final consolidated, detailed stormwater management report in accordance with TRCA's stormwater management guidelines. The report must indicate in detail how it will comply with all master servicing plans (i.e., Master Environmental Servicing Plan or Detailed Sub watershed Study) to achieve the applicable TRCA requirements and stormwater management criteria (i.e., quantity, quality, erosion control, and water balance). This report shall include, but is not limited to:</p> <p>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.</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing hydrologic function of any wetlands is to be maintained, consistent with TRCA's guidelines.

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. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

iv. Detailed plans and mapping indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level 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 from the TRCA pursuant to the Conservation Authorities Act and its Regulation.

v. 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.

vi. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.

vii. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) guidelines, TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable municipal design standards.

viii. A Final Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre and post-development that:

1. Mimic the pre-development surface and groundwater balance for the overall site to the greatest extent achievable;
2. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

TRCA;

3. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;

4. Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.

c. Detailed 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 valley and stream corridor blocks. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.

d. 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 the valley corridor, beyond those approved by the TRCA.

e. A final Groundwater Constraint Assessment that will examine existing groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. If impacts to groundwater levels are anticipated, the report must identify any potential impacts to TRCA regulated surface water receivers and their inherent hazards must be assessed and any potential impacts mitigated, to the satisfaction of the TRCA.

f. A Dewatering Report and detailed plans detailing all anticipated dewatering associated with the proposed development, including anticipated volumes, potential impacts on natural hazards or features regulated by TRCA, duration, discharge locations, and filtration media and erosion protection works to the satisfaction of TRCA.

g. A Wetland Risk Evaluation and associated Final Feature-Based Water Balance Report and associated detailed plans identifying the measures to be implemented to maintain the pre-development hydrologic function of wetland features within and adjacent to the development lands and providing a monitoring plan for all stages of construction.

h. A restoration plans for all buffer areas, compensation areas, as well as the removal and restoration of any historical or man-made intrusions and debris in the natural system.

i. WHPA-Q Water Balance - Provide a Final WHPA-Q Water Balance Report and associated detailed plans demonstrating how pre-development recharge will be maintained in accordance with Policy REC-1 of the CTC Source Protection Plan has been satisfied. The report shall include, at a minimum, reference to Policy

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	<p>REC-1 and the applicable water balance/criteria, a detailed mitigation strategy, and water balance calculations for the existing condition, post-development without mitigation, and post-development with mitigation. The mitigation strategy shall be implemented on the detailed plans.</p>
16.4	<p>That prior to any development, pre-servicing or site alteration, the applicant obtains all permits from the TRCA pursuant to the Conservation Authorities Act, as required by TRCA.</p>
16.5	<p>That the size and location of Stormwater Management Blocks and LID measures, including any outlets and outfalls and any stormwater management infrastructure utilized for quantity control, 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 the surrounding lands within this subdivision which are currently proposed for development.</p>
16.6	<p>Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks, and any other required revisions to the satisfaction of the Town and the TRCA.</p>
16.7	<p>Dedication of Environmental Lands (pre-registration): That all blocks and lots containing environmental lands (natural hazards, natural features, buffer areas, compensation areas) be gratuitously dedicated to the Town or TRCA, in a condition that is satisfactory to the Town or TRCA as appropriate. Should the lands be dedicated to TRCA, the following will be required to our satisfaction prior to registration of the plan:</p> <ul style="list-style-type: none">a) Plans providing the specific blocks to be dedicated and the associated environmental hazard/feature/buffer/etc. located within the block;b) Plans demonstrating that all infrastructure (e.g., outfalls, servicing, etc.), structures, residential, commercial, institutional, agricultural and community uses (aside from trails) are located outside of lands to be dedicated to TRCA.c) Plans demonstrating that above and below grade structures will be set back a from lands to be conveyed to TRCA (typically 3 meters or as required by TRCA). Maintenance easements across TRCA lands are generally discouraged but may be considered at TRCA's sole discretion (further discussion would be required).d) Plans demonstrating that the lands will have suitable public access points (typically a minimum 3 metre wide paved or gravel access from a public road).e) Plans demonstrating that a fence and access gate will be installed on the private lands abutting the lands to be dedicated. Fencing shall be installed inset 0.3 metres on the development/private property side adjacent to the lands to be dedicated.f) Approval by TRCA's Board of Directors for the dedication of the environmental blocks. The request for Board Approval requires the completion of a Phase I Environmental Site Assessment (ESA) and further Phases of ESA, if required, to the satisfaction of TRCA staff at least three months prior to the Board of Directors meeting. The ESA(s) shall not be completed during snow cover. <p>Please be advised that further requirements may arise as part of the land dedication process between registration and assumption.</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

16.8	<p>Dedication of Environmental Lands (pre-assumption of the subdivision or occupancy): Should the lands be dedicated to TRCA, at a minimum the requirements below must be addressed prior to assumption of the subdivision or occupancy to demonstrate that the lands are in a condition to the satisfaction of TRCA. It is the owner's responsibility to obtain all necessary permits from TRCA in accordance with the Conservation Authorities Act for these works and ensure that all requirements have been addressed in a timely manner.</p> <p>a) Confirmation that all required remediation works have been completed in accordance with the approved ESA reports and disturbed areas have been restored to a natural condition;</p> <p>b) Confirmation that all conditions imposed by the Board of Directors have been satisfied;</p> <p>c) Confirmation that a permanent fence and access gate has been installed on the private lands abutting the lands to be dedicated to TRCA;</p> <p>d) Confirmation that the 3 metre wide access to the lands to be dedicated to TRCA has been paved or treated with gravel (if it does not have municipal frontage);</p> <p>e) Confirmation that all historical man-made intrusions and structures and any hazardous trees identified in consultation with TRCA have been removed from the lands to be dedicated to TRCA, including but not limited to, paths, culverts, structures, buildings, weirs, dams, fences, debris, waste, and hazardous trees , and that all disturbed areas have been restored to a natural state with native plantings; and,</p> <p>f) Confirmation that all required planting works on the lands to be conveyed have been successfully completed and warranty period has ended, or the plantings secured by the municipality.</p>
16.9	<p>Future Clearance Request: That the owner or their agent provide the following items to TRCA as part of any future clearance request to TRCA for registration of the draft plan:</p> <p>i. a detailed letter outlines how TRCA conditions are addressed;</p> <p>ii. a copy of the approved Conditions of Draft Approval;</p> <p>iii. a copy of the Draft M-Plan signed by the surveyor and landowner;</p> <p>iv. a copy of Executed Subdivision Agreement;</p> <p>v. documentation demonstrating the conveyance of environmental blocks is in process to TRCA or the Town;</p> <p>vi. Payment of TRCA clearance fees (to be confirmed with TRCA prior to submission).</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

**White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024**

Subdivision Agreement

16.10

That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:

- 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.
- b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
- c) To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.
- 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.
- e) To obtain all necessary permits pursuant to regulations made under the Conservation Authorities Act from the TRCA.
- f) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA).
- g) To implement all water balance/infiltration measures identified in the submitted studies that have or are to be completed for the subject property.
- h) Implement all adaptive management and mitigation measures identified in the submitted design reports that have or are to be completed for the subject property.
- i) To provide for the warning clauses and information identified in TRCA's conditions.
- j) That where required to satisfy TRCA's conditions, development shall be phased within this plan.
- k) 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.
- l) To gratuitously dedicate all environmental lots and blocks (e.g., natural

SCHEDULE OF DRAFT PLAN CONDITIONS 19T-90.001

White Owl Properties Ltd.
12131 Woodbine Avenue,
Town of Whitchurch-Stouffville
Original Approval: January 20, 2004
Revised: June 11, 2024

	hazards, natural features, buffer areas, compensation areas) to the Town of Whitchurch- Stouffville or TRCA, in a condition that is satisfactory to the Town or TRCA as appropriate.
17.0	Fire Department
17.1	The Owner covenants and agrees in the subdivision agreement to design and construct a pressurized fire hydrant system with adequate water supply to the satisfaction of the Fire Chief, as part of the development of the subdivision lands.
18.0	External Clearances
18.1	<p>Prior to release for registration of the draft plan, or any phase thereof, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:</p> <p>a) The Regional Municipality of York Planning & Development Services Department shall advise that Conditions 1.5, 1.17, 2.2, 2.3, 2.14, 3.1, 4.1, 5.2, 5.4, 5.6, 5.7, and 15.1 to 15.24 inclusive have been satisfied;</p> <p>b) The Toronto and Region Conservation Authority shall advise that Conditions 1.25, 4.1, 6.1, 6.3 to 6.8 inclusive, 7.1, 7.3, 7.4, 8.1 to 8.4 inclusive, 9.1, and 16.1 to 16.10 inclusive have been satisfied;</p> <p>d) Enbridge Consumers Gas shall advise that Conditions 11.1, and 11.3 to 11.5 inclusive have been satisfied; and,</p> <p>e) Canada Post Corporation shall advise that Conditions 12.1 to 12.3 inclusive have been satisfied.</p>