

**SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-22.006**  
**Front Door Developments Cam Fella Inc. Inc.**  
**268 to 296 Cam Fella Boulevard (Mohawk West)**  
**Town of Whitchurch-Stouffville**  
**Dated: May 15, 2024**

<b>1.0</b>	<b>General</b>
1.1	Approval of the plan shall relate to a Draft Plan of Subdivision 19T(W)-22.006, prepared by David B. Searles Surveying Ltd.; File No. 14-5-22, plotted January 30, 2024.
1.2	This Draft Approval shall lapse on May 15, 2027, for each or any phase that is not registered by this date unless extended by the Town upon application by the Owner in accordance with the Planning Act.
1.3	The Owner shall enter into a Subdivision Agreement and/or other Town Agreements with the Town to satisfy all conditions, financial or otherwise of the Town, with regard to such matters as the Town may consider necessary.
1.4	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.
1.5	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.
1.6	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.
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 execution of a Servicing Agreement, Subdivision Agreement or other agreement for municipal works that are not included in the Town's Development Charges Background Study.
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 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.
1.10	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.

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1.11	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.
1.12	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to prepare a construction management plan to the satisfaction of the Town, that identifies but is not limited to material delivery and storage, site access, contractor/trade parking and temporary fencing.
1.13	The Owner agrees to submit a soils/geotechnical report, prepared by a qualified Engineer that addresses the suitability of the lands for residential development, the construction of municipal roads and infrastructure to the Town for review and approval before the detailed engineering drawings are signed by the Town Engineer. The Owner agrees 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 non ideal conditions to the satisfaction of the Town.
1.14	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.
1.15	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.
1.16	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, storm water management facilities/modifications to the storm water 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 and/or the site plans are complete in accordance with the governing agreements all to the satisfaction of the Town.
1.17	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

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	plan and erection of the building. Buildings with access from rear lanes are to be affixed with street names and civic numbers at the front and rear building elevations of each dwelling unit all to the satisfaction of the Town.
1.18	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: i. Environmental Noise Impact Study; ii. Functional Servicing and Stormwater Management Study; iii. Hydrogeology Report and Water Balance Report; iv. Geotechnical Report, v. Traffic Impact Study; and vi. Lighting and Photometric Report.
1.19	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.
1.20	The Owner shall submit a Functional Servicing Study and Stormwater Management Study 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.
1.21	The Owner shall provide, prior to execution of the Subdivision Agreement, detailed grading drawings that have been prepared by a qualified engineer designed in accordance with the Town Engineering Guidelines Section F without the need for retaining walls or grading within natural buffers.
1.22	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

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	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.
1.23	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that any future residential construction shall be designed in such a manner that the building foundation footing and associated weeper shall be constructed and installed a minimum of 0.6 metres above the observed and historic high groundwater level. The Owner shall undertake the necessary excavation of test pits throughout the site, at a spacing interval to be established by the Town, and, to have the test pits inspected and confirmed by the Town. The Owner shall retain a geotechnical Engineer to confirm in writing to the Town that the proposed grading plan and the minimum footing elevations specified are a minimum 0.6 m above the observed and historic high groundwater levels noted above.
1.24	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.
1.25	Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner agrees to enter into an agreement with the Town, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
1.26	The Owner agrees that firebreak lots within the Draft Plan shall be designated in the Subdivision Agreement, to the satisfaction of the Fire Chief. The Owner shall provide a Letter of Credit in the Subdivision Agreement in an amount to be determined by the Town at the Subdivision Agreement stage to ensure compliance with this condition.
1.27	The Owner agrees to submit a Phase One Environmental Site Assessment completed in full accordance with O. Reg. 153/04, as amended, for the purpose of filing a Record of Site Condition for all the Lands within the subdivision indicating that no further environmental assessment is required in order to file a Record of Site Condition for the applicable land use (If the land use is unknown, Table 2 Residential/Parkland/Institutional Property Use shall be used). Once completed, the Owner shall provide a Letter of Acknowledgement of the filing and approval of a Record of Site Condition from the Ministry of Environment and Climate Change for the land parcel for the applicable land use
1.28	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: <ul style="list-style-type: none"> <li>i. Role and function of roads within and adjacent to the subdivision;</li> <li>ii. The responsibility of the developer with respect to unassumed roads;</li> </ul>

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	<ul style="list-style-type: none"> <li>iii. The nature of any easements;</li> <li>iv. The location and purpose of all low impact development measures (i.e. rain barrels, infiltration facilities, etc.) located on private lots;</li> <li>v. The location of sidewalks;</li> <li>vi. The extent of the private lots as it relates to the curb;</li> <li>vii. On-street parking rules;</li> <li>viii. Driveway locations; and</li> <li>ix. Placement of private hard and soft landscaping is not permitted within the Town's road allowances and will be removed at the homeowners expense.</li> </ul> <p>The Town shall review the notice prior to its release.</p>
1.29	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to prepare a Neighbourhood Information Plan for review and approval by the Town as a part of the first Engineering Submission prior to installation in every sales office associated with this plan for the benefit of prospective purchasers. This Neighbourhood Information Plan shall contain, at a minimum, the following as information becomes available:</p> <ul style="list-style-type: none"> <li>a) Sidewalks, including sidewalks connecting to existing external subdivisions;</li> <li>b) Driveways;</li> <li>c) Walkways;</li> <li>d) Above ground utilities;</li> <li>e) Naturalized areas;</li> <li>f) Stormwater management facilities, including underground tanks and oil and grit separators and maintenance accesses;</li> <li>g) Low impact development measures (i.e. rain barrels, infiltration facilities, etc.);</li> <li>h) Parks and open space blocks;</li> <li>i) Transit routes and transit stops (existing and proposed);</li> <li>j) Information of the development of the other Lands owned by the applicant;</li> <li>k) Active transportation routes;</li> <li>l) Canada Post boxes;</li> <li>m) Street furniture; and location of the high schools and elementary schools;</li> </ul>

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	<p>n) Designated Snow Storage areas; and</p> <p>o) Designated refuse pickup areas.</p> <p>The content of the Neighbourhood Information Plan will be subject to direction by the Town, and it will also be subject to revisions as determined by the Town as the detailed design and approval of the services and features of the plan are finalized. The Town may also require that adjacent land uses be shown as well. The Owner shall agree to implement and post revisions of the Neighbourhood Information Plan as directed by the Town. All display plans shall be reviewed and approved by Town staff prior to their display in the sales office.</p>
1.30	The Town's Commissioner of Development Services 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.
<b>2.0</b>	<b>Town Road Allowances</b>
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.
2.2	Public highways, daylighting triangles, etc. shall be designed and constructed in accordance with established municipal standards to the satisfaction of the Town Engineer in their sole discretion.
2.3	The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region (York Region). During the site plan process private laneways are to be appropriately named.
2.4	All required 0.3 metre reserves as identified by the Town shall be conveyed to the Town without monetary consideration and shall be free of all encumbrances.
2.5	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the public highways shall be designed and constructed in accordance with established municipal standards to the satisfaction of the Town.
2.6	The Owner shall provide a secondary access to the development from Main Street to the satisfaction of the Town. The access will be designed to the satisfaction of the Town, including any studies required in support of this design.
2.7	The Owner shall agree in the subdivision agreement, in wording satisfactory to the Town Engineer that the Owner will be responsible for determining the location of all utility plants within the Mohawk Gate and Cam Fella Drives rights-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.

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	The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
2.8	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements 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.
2.9	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to 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. The Streetscape Plan shall include a street tree planting plan which shall include target a minimum of one tree per residential lot, spaced at average intervals 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 70 mm. Where the Owner cannot achieve the tree-planting scheme noted above the Owner shall provide alternate locations for the trees within the municipal right of way to the satisfaction of the Town. The size, spacing and species selected shall be as per the approved Landscape Plans and coordinated with the Composite Utility Plan all to the satisfaction of the Town.
2.10	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the sidewalks internal to the Plan shall be constructed with a minimum width of 1.8m to the satisfaction of the Town.
2.11	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that an appropriate noise study that recommends noise attenuation features from the adjacent commercial uses and traffic noise on Main Street for all lots and blocks shall be prepared to the satisfaction of the Town prior to the entering into of a Site Plan Agreement for the said Blocks. The Owner agrees and covenants in the future Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Town and to provide a certification letter from a Noise Engineer confirming all proposed mitigation has been provided.
2.12	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the following design elements relating to noise attenuation will be addressed at detailed design. <ul style="list-style-type: none"> <li>a) The height of the guard rail of the western façade is to be increased from 1.2 m to 1.5 m and be free of gaps and openings.</li> <li>b) The west wall of the most westerly dwelling unit shall not feature any windows into a noise sensitive space.</li> <li>c) A wing wall is required for the northwest corner of the most western dwelling to shield the most western window on the north so sound levels are below the limits.</li> </ul>

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2.13	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Mohawk Gate road allowance will be relocated as depicted on the approved Draft Plan and that all costs associated with this relocation including but not limited to transfer of lands between the applicant and the Town, legal fees, legal plan preparation, utility relocation, Engineering design and construction will be borne by the applicant at no cost to the Town. Final design and construction of the relocated road allowance will be carried out to the Town's satisfaction.
<b>3.0</b>	<b>Land Conveyances - Town</b>
3.1	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to convey the following lots/blocks to the Town: a) Part 1, Plan 65R-XXXX (Mohawk Gate Widening). b) Part 2, 65R-XXXX (Mohawk Gate Daylighting).
<b>4.0</b>	<b>Water and Sanitary</b>
4.1	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.
4.2	The Owner shall provide, prior to execution of the Subdivision Agreement a Servicing Report to satisfy requirements of the Town of Whitchurch Stouffville Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) for proposed sanitary sewers and proposed storm sewers, which meets all design requirements pursuant to Criteria for Sanitary Sewers, Storm Sewers and Forcemains for Alterations Authorized Under Environmental Compliance Approval.
4.3	The Owner is required to provide hydraulic modelling of the proposed water system to the satisfaction of the Town. The owner shall submit a Water System Analysis and Report prepared by a qualified professional that addresses internal and external impacts of the Draft Plan of Subdivision on the existing water system. This shall include updating and calibrating the existing model, at the discretion of the Town Engineer. The report shall be submitted prior to execution of the detailed engineering drawings by the Town Engineer. 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 report, to the satisfaction of the Town.



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4.4	No Service allocation shall be provided to this development until a satisfactory servicing solution is design by Owner’s Consultants and approved by the Town in collaboration with peer reviews including Town Water and Wastewater Model Analysis all to the sole satisfaction of the Town Engineer. Staff will report back to council with allocation requests for this development when satisfactory servicing is designed for this development or a strategy for servicing is approved by the Town Engineer.
4.5	York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Whitchurch-Stouffville for the development proposed within this Draft Plan of Subdivision or any phase thereof. Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation (York Region).
4.6	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).
4.7	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to be responsible for maintenance of adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the Town or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to pay for the costs of the Town’s contractor who will undertake the necessary measures including flushing the water system and sampling for chlorine residuals on a regular basis determined by the Town. The Owner shall also be responsible for the costs associated with the metered consumption of water used in the program.
4.8	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, outline 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 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 report, to the satisfaction of the Town.
4.9	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that prior to the issuance of Final Approval that any abandoned wells located on the property will be decommissioned in accordance with O. Reg. 903 and shall provide a record of certification to the Town and the Region of York from a qualified individual confirming compliance. (York Region).

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4.10	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that Final Approval of the Draft Plan, or any phase thereof, shall be subject to adequate sanitary sewer capacity and water supply being allocated to the Subdivision by the Town.
4.12	The Owner shall design, construct, maintain, operate and be financially responsible for an independent forcemain discharging to the proposed Mohawk Gate sanitary sewer.
4.13	The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Whitchurch-Stouffville: <ul style="list-style-type: none"> <li>a) a copy of the Council resolution confirming that the Town of Whitchurch-Stouffville has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof; and</li> <li>b) a copy of confirmation by Town of Whitchurch-Stouffville staff stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.</li> </ul>
4.14	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 and the Infrastructure Asset Management branch for record.
4.15	That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit for the plan of subdivision the following detailed Engineering Submission plans and reports, prepared by a qualified professional engineer, to the satisfaction and approval of the Town Engineer. <ul style="list-style-type: none"> <li>a) Servicing Report to satisfy requirements of the Town of Whitchurch Stouffville Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) for proposed sanitary sewers and proposed storm sewers, which meets all design requirements pursuant to Criteria for Sanitary Sewers, Storm Sewers and Forcemains for Alterations Authorized Under Environmental Compliance Approval.</li> </ul>
4.16	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.
4.17	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.

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<b>5.0</b>	<b>Environmental</b>
5.1	<p>That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detail engineering report (or reports) and plans, in accordance with the Stormwater Management Report, prepared by EXP Services Inc., dated March 15, 2024, as amended to the satisfaction of Toronto and Region Conservation Authority (TRCA) and the Town of Whitchurch-Stouffville. This submission shall include:</p> <ul style="list-style-type: none"> <li>a) A detailed description of the storm drainage systems (quantity and quality) for the proposed development, as well as a description of the capture and control of all external drainage areas;</li> <li>b) Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;</li> <li>c) Appropriate stormwater management techniques which may be required to control minor and major flows;</li> <li>d) All proposed stormwater management facilities shall be appropriately sized to control the minor and major flows (up to the 100-year design storm) to the allowable release rates. Should additional area be required for stormwater management facilities they will not be extended into any environmental features and/or hazard lands and their associated buffers as identified to the approval of the TRCA;</li> <li>e) Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it related to the natural system, both aquatic and terrestrial;</li> <li>f) Low Impact Development (LID) measures to promote infiltration, reduce run-off and maintain water balance for the plan area, to the maximum extent technically feasible;</li> <li>g) Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented for the development of the site;</li> <li>h) Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be likely impacted by the development;</li> <li>i) An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal,</li> </ul>

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	<p>mitigation and any permitting requirements;</p> <p>j) Grading plans for the subject lands;</p> <p>k) An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction; and</p> <p>l) The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the <i>Development, Interface with Wetlands and Alterations to Shorelines and Watercourses Regulation</i> (Ontario Regulation 166/06), as may be amended.</p>
5.2	The Owner shall prepare a tree protection and preservation plan for the site to the satisfaction of the Town.
5.3	That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA (see TRCA's letter dated April 12, 2024).
5.4	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 to the satisfaction of TRCA.
5.5	That the applicant submit the Floodplain Analysis, to the satisfaction of TRCA.
5.6	That all trails be located outside of the natural features and preferably outside of the buffers. If placed within the buffer, it should be directed to the outermost edge of the buffer on the development side.
5.7	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 <i>Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation</i> (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
5.8	That, prior to final registration, the owner pays all applicable review fees and clearance fees to the TRCA, in accordance with TRCA's fee schedule in effect at the time.
5.9	<p>That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:</p> <p>i. to carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval (see TRCA's letter dated April 12, 2024);</p> <p>ii. to install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the</p>

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	<p>construction period, until the site has been stabilized, in a manner satisfactory to TRCA;</p> <p>iii. to install / provide any required LID measures proposed as part of the overall stormwater management strategy in the approved SWM plan;</p> <p>iv. to obtain all necessary permits from TRCA pursuant to the <i>Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation</i> (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA; and</p> <p>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 TRCA.</p> <p>vi. that prior to a request for a renewal of draft approval of any phase of this subdivision, that the owner consulta with the TRCA with respect to whether technical studies submitted in support of this development remain to meet current say requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.</p>
5.10	That the Owner provides a detailed letter to TRCA indicating how and when each TRCA condition of draft approval has been addressed.
5.11	That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.
5.12	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that 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 (TRCA).
5.13	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
5.14	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that prior to registration of the Plan, the Owner shall obtain a Letter of Acknowledgement of the Filing of a Record of Site Condition from the Ministry of Environment, Conservation and Parks (MECP) for the entire land parcel for the applicable land use. Table 2 from the MECP guidelines for Residential / Parkland / Institutional Property Use shall be used.

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5.15	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.
5.16	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 have been met shall prepare an environmental report. The environmental report shall be prepared and submitted to the Town for approval.
<b>6.0</b>	<b>Stormwater Management</b>
6.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that all underground stormwater management tanks, fixtures and devices will be owned and maintained by the Owner(s) (or their successor(s)).
6.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Town will be granted an easement over all publicly owned stormwater management infrastructure that crosses through the condominium.
6.3	That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit for the plan of subdivision a Stormwater Management Report prepared by a qualified professional to the satisfaction of the Town Engineer. This submission shall include: <ul style="list-style-type: none"> <li>a) A detailed description of the proposed water quality treatment. The stormwater management design must be based on providing Enhanced Level water quality control as per the MECP's Stormwater Management and Planning Manual, 2003. In accordance with the Town's Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) any manufactured treatment device shall be tested in accordance with the TRCA protocol Procedure for Laboratory Testing of OGSs and testing data verified in accordance with the ISO 14034 Environmental Technology Verification (ETV) protocol.</li> <li>b) A detailed description of the proposed water quantity attenuation. All proposed stormwater management facilities shall be appropriately sized to control the minor and major flows (up to the 100-year design storm) to the allowable release rates.</li> </ul>
6.4	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements in wording acceptable to the TRCA: <ul style="list-style-type: none"> <li>a) 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 TRCA;</li> </ul>

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	<p>b) 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 report, at no cost to the purchasers.</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 TRCA.</p>
6.5	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to implement LID initiatives within the site 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.
6.6	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the provision of Low Impact Development (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.
<b>7.0</b>	<b>Architectural Control</b>
7.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreement to incorporate the requirements and criteria of the Town approved architectural control manual into all municipal works and Landscaping, where relevant, site plan and building permit applications within the Draft Plan.
7.2	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to have the design consultant who prepared the approved architectural control manual to certify that each residential building permit application is designed in accordance with the said approved manual prior to the building permit being issued by the Chief Building Official. Further, the cost associated with the review and certification of the residential building permit application by the control architect shall be borne by the Owner.
<b>8.0</b>	<b>Utilities</b>
8.1	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.
8.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that hydro electric, 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

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	authorities/service providers.
8.3	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 companies to undertake the installation of utilities consistent with the approved Composite Utility Plan.
8.4	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements with respect to the provision of natural gas distribution to: <ul style="list-style-type: none"> <li>a) Make satisfactory arrangements with the appropriate service authority to install all of the natural gas distribution system within the proposed public highway allowance.</li> <li>b) Grade all streets to final elevation prior to the installation of the gas lines; and,</li> </ul> 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.
<b>9.0</b>	<b>Landscaping</b>
9.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to make satisfactory arrangements with the Town to provide fencing, at their cost, in accordance with the Town's Design, Standards and Guidelines document and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Town.
9.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements 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 be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.
9.3	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements for 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. To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with Town standards.
9.4	Prior to plan registration, the Owner shall provide detailed working drawings for all identified landscape buffer blocks, streetscape planting, walkways and fencing to the satisfaction of the applicable approving departments and in



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	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. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Urban Design Brief.
9.5	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 street, 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).
9.6	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to 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.
9.7	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 park, open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the Town of Whitchurch-Stouffville.
<b>10.0</b>	<b>Sustainability Measures</b>
10.1	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements that the following upgrade options to be offered at no cost to a minimum of 100% of lots/homebuyers: a) Rain Barrels; b) Solar Ready Package; c) Programmable Thermostats; d) 90EF Condensing Hot Water heater; e) Dual flush toilets; f) Low Flow Shower Heads; g) Spray Foam Insulation of Garage; h) Energy Saving Lights (100%CFL); i) Hot Water Thermostat; and, j) Clothes Line.
<b>11.0</b>	<b>York Region</b>

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Clauses to be included in the Subdivision Agreement:	
11.1	The Owner shall agree to save harmless the Town of Whitchurch-Stouffville and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
11.2	<p>The Owner shall agree to provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and YRT. Subject to approval by YRT, passenger standing area and shelter pad shall be provided at the following location:</p> <ul style="list-style-type: none"> <li>• On Street: Main Street</li> <li>• At Street: Mohawk Gate</li> <li>• Location: Northeast corner</li> <li>• Standard Specifications: 1.01</li> </ul>
11.3	<p>The Owner shall agree to reserve unobstructed locations for the future construction of passenger standing areas/shelter pads identified below:</p> <ul style="list-style-type: none"> <li>• On Street: Main Street</li> <li>• At Street: West of 'Private Drive'</li> <li>• Location: Northwest corner</li> <li>• Standard Specifications: 1.01</li> </ul> <p>Landscaping should not interfere with the identified bus stops, passenger standing areas, shelters or corner sightlines. The passenger standing area/shelter pad shall be constructed at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks connecting the development to transit service.</p>
11.4	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 the future plan maps.
Conditions to be Satisfied Prior to Final Approval:	
11.5	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.
11.6	<p>The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Whitchurch-Stouffville:</p> <ul style="list-style-type: none"> <li>a) A copy of the Council resolution confirming that the Town of Whitchurch-Stouffville has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan of</li> </ul>

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	<p>subdivision.</p> <p>b) A copy of an email confirmation by a Town of Whitchurch-Stouffville staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.</p>
11.7	<p>The Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Development Services and the Infrastructure Asset Management for record.</p>
11.8	<p>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 and reports, 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"> <li>a) Cross-section details for the sanitary sewer crossing the Regional Watermain;</li> <li>b) Grading and Servicing Plans;</li> <li>c) Functional Servicing Report (water, sanitary and storm services);</li> <li>d) Stormwater Management Report;</li> <li>e) Water supply and distribution report;</li> <li>f) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision; and,</li> <li>g) Engineering drawings showing the location and details of required transit infrastructure</li> </ul>
11.9	<p>The Owner shall provide confirmation to the Region that none of the following activities will be occurring, as it relates to storage, handling, manufacture or use of:</p> <ul style="list-style-type: none"> <li>a) petroleum-based fuels and or solvents;</li> <li>b) pesticides, herbicides, fungicides or fertilizers;</li> <li>c) chlorinated solvents;</li> <li>d) construction equipment;</li> <li>e) inorganic chemicals;</li> <li>f) road salt and contaminants;</li> <li>g) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;</li> <li>h) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials;</li> <li>i) snow storage and disposal facilities;</li> <li>j) tailings from mines; and,</li> <li>k) dense non-aqueous phase liquids (DNAPLS).</li> </ul>

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11.10	The Owner shall complete an application for a Section 59 Notice (Source Water Protection permit) from York Region's Water Resources group and submit to the Region's satisfaction. Please visit <a href="http://www.york.ca/section59">www.york.ca/section59</a> for application.
11.11	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 the Corporate Services Department.
11.12	For any applications (Site Plan or Zoning By-law Amendment) deemed complete 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.
11.13	The Regional Corporate Services Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.
<b>12.0</b>	<b>Bell Canada</b>
12.1	The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
12.2	The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
12.3	The Owner is advised to contact Bell Canada at <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
12.4	It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
12.5	If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

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12.6	To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or re-circulations.
12.7	Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.
12.8	The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
12.9	The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
12.10	Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> to confirm the provision of communication/telecommunication infrastructure needed to service the development.
<b>13.0</b>	<b>Rogers Communications</b>
13.1	The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
13.2	The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision and will cause the registration of all such easements on title to the property.
13.3	The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
13.4	The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

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13.5	<p>In addition, the Owner shall agree to provide the following documents:</p> <ul style="list-style-type: none"> <li>(1) the comments received from any of the Communications Service Providers during circulation;</li> <li>(2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees;</li> <li>and</li> <li>(3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.</li> </ul>
<b>14.0</b>	<b>Canada Post</b>
14.1	<p>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:</p> <ul style="list-style-type: none"> <li>a) The location of community mailboxes;</li> <li>b) An appropriately sized section of concrete pad as per municipal standards to place the community mailbox on;</li> <li>c) Any required walkways across the boulevard, as per Town requirements; and,</li> </ul> <p>Any required curb depressions for wheelchair access to the satisfaction of the Town and Canada Post.</p>
14.2	<p>The Owner 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>
14.3	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to 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>
14.4	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements 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 prepared a minimum of 30 days prior to the date of first occupancy.</p>
14.5	<p>The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.</p>

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14.6	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements that, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town.
14.7	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to include in all offers of purchase and sale a statement which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
14.8	The Owner shall be responsible to ensure that the correct pads referred to in Condition 21.1(b) are constructed satisfactory to Canada Post and sufficient for the intended purpose as determined by Canada Post. Prior to Final Acceptance as requested by Canada Post the Owner shall make provision for temporary Mailbox Locations to remedy any immediate delivery issues.
<b>15.0</b>	<b>Clearances</b>
15.1	<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> <ul style="list-style-type: none"> <li>a) TRCA shall advise that Conditions 1.18, 5.1, 5.3, 5.4, 5.7, 5.9, 5.10, 5.11, 5.12, 6.3, 6.4, 6.5 have been satisfied;</li> <li>b) York Region shall advise that Conditions 1.4, 1.18, 2.3, 4.5, 4.6, 4.9, 4.15, 4.16, 11.1-11.13 have been satisfied;</li> <li>c) Bell Canada shall advise that Conditions 12.1 – 12.10 have been satisfied;</li> <li>d) Rogers shall advise that Conditions 13.1 – 13.5 have been satisfied;</li> <li>e) Canada Post shall advise that Conditions 14.1-14.8 have been satisfied.</li> </ul>