

## SCHEDULE OF DRAFT PLAN OF SUBDIVISION CONDITIONS

Town File No.: 19T(W)-19.002  
Newstone Development  
12724 and 12782 Tenth Line  
Town of Whitchurch-Stouffville  
Dated: June 18, 2025

DS-025-25-  
Attachment 2

1.0	General
1.1	A Draft Plan of Subdivision shall be provided for final approval and registration and must be in general conformity with the Draft Plan of Subdivision 19T(W)-19.002, prepared by. SvN Architects and Planners; dated May 20, 2021, revised/plotted September 18, 2024.
1.2	Pursuant to Section 51(32) of the Planning Act, this Draft Approval shall lapse on <b>June 18, 2028</b> , 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 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 revisions to drawings, or detailed technical designs, required as a condition of Draft Approval.
1.4	The Town's Commissioner of Development Services is authorized to approve any red-lining and/or minor revisions to the Draft Plan of Subdivision or Draft Plan Conditions, as a result of errors, omissions, or any other revisions as required through the reviews and approvals of subsequent drawings.
1.5	The Owner shall pay any and all outstanding application fees to the Town in accordance with the in-effect Fees & Charges By-law as amended from time-to-time.
1.6	That the owner obtain written confirmation of water and sanitary allocation from the Commissioner of Development Services for each phase of development, to be taken from the Municipal system as allocated by the Regional Municipality of York.
1.7	The Owner agrees that a Building Permit will be obtained for construction work of the proposed buildings and structures on site.

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1.8	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.
1.9	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.
1.10	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. Buildings with access off of 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.
1.11	The Applicant shall provide an addendum to the planning justification report to demonstrate how the proposed development supports the provision of affordable housing.
1.12	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 Chief Building Official (CBO). The Town CBO is not bound by the conditions of this approval to issue a conditional permit for any building within this development.
1.13	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.

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1.14	The Owner agrees and covenants in the subdivision agreement to provide a construction access to the site to the satisfaction of the Town
1.15	That the Owner apply for a Street Naming By-law to name the proposed public Streets, as well as the internal private roads, which would be subject to Staff and Council Approval, and all associated fees per the Town's Fees & Charges By-law, as amended, from time-to-time.
1.16	That the Owner apply for an Addressing By-law to address the vacant lots and proposed dwellings, in accordance with the Town's Addressing By-law 2022-024-RD, subject to Staff and Council Approval, and pay all associated fees per the Town's Fees & Charges By-law, as amended, from time-to-time.
<b>2.0</b>	<b>Architectural Control &amp; Urban Design (Development Planning)</b>
2.1.	The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreement to prepare an Urban Design and Architectural Control Manual to the satisfaction Town, which incorporates recommendations of the approved Urban Design Brief prepared by MHBC Inc. dated December 2023, and based on Council approved and in substantial conformity with the Newstone Phasing Plan prepared by SvN Architects and dated May 30, 2025, redlined by Town staff dated June 18, 2025, and approved by Council on June 18, 2025, for the proposed development and which conforms to the Old Elm Urban Design Guidelines as required by the Community of Stouffville Secondary Plan and OPA 155.
2.2.	The owner agrees and covenants in the Subdivision Agreement and/or other Town agreement to incorporate the requirements and criteria of the Town approved Urban Design and Architectural Control Manual into all municipal works and landscaping, where relevant, future Site Plan and Building Permit applications within the Draft Plan of Subdivision. All future Site Plan Applications will be subject to the requirements of the Town approved Urban Design and Architectural Control Manual.

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2.3.	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to have the design consultant who prepared the Town approved Urban Design and 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.
2.4.	The Owner shall comply with the recommendations of the Town approved Urban Design and Architectural Control Manual. Prior to plan registration of each phase or phases, 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.
2.5.	The Applicant shall be subject to Architectural Control and shall submit detailed architectural drawings and additional shadow analyses to demonstrate satisfactory transition between the proposed and each phase thereof and the development to the south, east and north.
<b>3.0</b>	<b>Engineering and Public Works Commission</b>
3.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Plan of Subdivision has been presented in multiple phases and notwithstanding possible construction phasing, the plan will be assumed by the Town in its entirety as one development, except as otherwise approved by the Town Engineer.
3.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the development of the site is subject to a satisfactory phasing plan based on Council approval and in substantial conformity with the Newstone Phasing Plan prepared by SvN Architects and dated May 30, 2025, redlined by Town staff dated June 18, 2025 and approved by Council on June 18, 2025. Further, the site is required to have 2 roadway accesses and 2 watermain connections for each phase of

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	construction to the satisfaction of the Town prior to the commencement of construction of any dwelling. Said connections are to be completed to watermains that are fully operational.
3.3	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.
3.4	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 six months or a period as established in the Subdivision Agreement and/or other Town agreement shall be graded, seeded, and maintained to the satisfaction of the Town.
3.5	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.
3.6	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 for any of the foregoing not included in the Development Charge By-Law. The Owner shall be responsible for 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.

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3.7	<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"><li>a) Functional Servicing and Stormwater Management Study</li><li>b) Hydrogeology Report and Water Balance Report</li><li>c) Geotechnical Report</li><li>d) Environmental Impact Study</li><li>e) Traffic Impact Study</li><li>f) Noise Feasibility Study</li></ul>
3.8	<p>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.</p>
3.9	<p>The Owner shall submit an updated 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 the 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.</p>
3.10	<p>The Owner shall provide, prior to execution of the Subdivision Agreement, detailed grading drawings that have been prepared by a qualified engineer</p>

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	designed in accordance with the Town Engineering Guidelines Section F and generally without the need for retaining walls or grading within natural buffers and to the satisfaction of the Town
3.11	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall provide written confirmation that all grading and servicing has been coordinated with the adjacent landowners
3.12	The Owner shall provide, prior to execution of the Subdivision Agreement, detailed grading drawings that have been prepared by a qualified engineer that provide for the construction of trails in accordance with the approved Active Transportation Plan and AODA (The Accessibility for Ontarians with Disabilities Act) requirements generally without the need for retaining walls or grading within natural buffers.
3.13	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 the authority to instruct the contractor or contractors to stop work should any construction be undertaken contrary to the Town's requirements.
3.14	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 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

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	grading plan and the minimum footing elevations specified are a minimum 0.6 m above the observed and historic high groundwater levels. Except as otherwise approved by the Town Engineer.
3.15	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
3.16	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.
3.17	The Owner shall demonstrate to the satisfaction of the Town Fire & Emergency Services Department that adequate access will be provided to all lots/blocks within the plan prior to any building construction.
3.18	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, Conservation and Parks for the land parcel for the applicable land use.
3.19	<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 the following:</p> <p>a) Role and function of roads within and adjacent to the subdivision;</p>

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	<ul style="list-style-type: none"><li>b) The responsibility of the developer with respect to unassumed roads;</li><li>c) The nature of any easements;</li><li>d) The location and purpose of all low-impact development measures (i.e. rain barrels, infiltration facilities, etc.) located on private lots;</li><li>e) The location of sidewalks;</li><li>f) The extent of the private lots as it relates to the curb;</li><li>g) On-street parking rules;</li><li>h) Maintain the original lot plan;</li><li>i) Driveway locations; and</li><li>j) Location of public laneways.</li></ul> <p>The Town shall review the notice prior to its release.</p>
3.20	<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) Above ground utilities,</li><li>d) Naturalized areas,</li><li>e) Stormwater management facilities and maintenance accesses,</li><li>f) Low impact development measures (i.e. rain barrels, infiltration facilities, etc.),</li></ul>

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	<p>g) Parks and open space blocks,</p> <p>h) Transit routes and transit stops (existing and proposed),</p> <p>i) Information of the development of the other Lands owned by the applicant,</p> <p>j) Active transportation routes,</p> <p>k) Canada Post boxes,</p> <p>l) Street furniture, and</p> <p>m) Location of the high schools and elementary schools.</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>
3.21	<p>Prior to registration of Phase 1A, a written Cost-Sharing Agreement must be entered into with between Newstone Developments and Ambria Developments for all shared infrastructure, which agreement must include how the parties will replace, and share the costs of, sanitary capacity for the sanitary units borrowed from capacity belonging to lands west of the railway tracks once sub-trunk 1 is finalized.</p>
<b>4.0</b>	<b>Town Road Allowances</b>
4.1	<p>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.</p>

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4.2	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.
4.3	The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region (York Region). Naming of roads shared with other benefiting developments Ambria (Lincolnville) Limited, Town File No. 19T(W)-22.005, shall be coordinated between the two developments.
4.4	The Owner agrees and covenants to prepare an on-street parking plan in accordance with the Terms of Reference to be prepared by the Town identifying proposed locations for on-street parking. 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 on-street parking plan, to the satisfaction of the Town.
4.5	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.
4.6	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.
4.7	The Owner shall provide construction access to the site to the satisfaction of the Town Engineer.
4.8	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the public laneways shall be designed and constructed to the satisfaction of the Town.
4.9	The Applicant shall pay for the interim design and all associated widenings, land conveyance along Tenth Line as required by the interim condition detailed design, which shall be to the sole satisfaction of the Town

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	Engineering and other approval authorities. Works that benefit the ultimate design may be considered by the Town Engineer for DC credits in accordance with the Town's DC Background Study in effect at the time of execution of the Subdivision Agreement and/or other Town agreements.
4.10	The Owner shall agree in the subdivision agreement, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within the Tenth Line 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. Works that benefit the ultimate design may be considered by the Town Engineer for DC credits in accordance with the Town's DC Background Study in effect at the time of execution of the Subdivision Agreement and/or other Town agreements.
4.11	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.
4.12	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to provide temporary turning circles, temporary emergency accesses, and any necessary easements (if and where required) at the Owner's expense. The Owner also agrees and covenants

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	in the Subdivision Agreement to remove the temporary turning circles and emergency accesses and restore the streets to their normal condition at the Owner's expense when required by the Town and to the satisfaction of the Town.
4.13	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.
4.14	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.
4.15	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that an appropriate noise study is prepared that recommends noise attenuation features from the adjacent Metrolinx Rail line and traffic noise on Tenth Line for all lots and blocks shall be prepared to the satisfaction of the Town prior to Registration of the plan. 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.
4.16	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that if deemed appropriate, noise fences adjacent to Tenth Line and Metrolinx Rail Line will be constructed on the private side of the 0.3 metre reserve and may be a maximum of 2.2 metres in height, subject to the Town's satisfaction.
<b>5.0</b>	<b>General Transportation</b>
5.1	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, trails, and bicycle routes to the satisfaction of the Town and York Region (York Region).

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5.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to prepare a Transportation Impact Study to the satisfaction of the Town and York Region (York Region).
5.3	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to prepare a Functional Internal Traffic Study to the satisfaction of the Town and York Region (York Region).
<b>6.0</b>	<b>Land Conveyances – Town</b>
6.1	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to convey the following lots/blocks to the Town:</p> <ul style="list-style-type: none"><li>a) Block SWM (0.66 hectares) for stormwater management;</li><li>b) Park Block South (1.67 hectares) for south public park;</li><li>c) Park Block North (0.17 hectares) for north public park;</li><li>d) Environmental Protection Block (4.32 hectares) for environmental protection;</li><li>e) Road Widening Block North (0.02 hectares) and Road Widening Block South (0.01 hectares) for Tenth Line widening</li><li>f) Road Conveyance Block 1 (0.98 hectares)</li></ul>
6.2	<p>The Owner agrees that if lands subject to 19T(W)-20.007 (Ambria Developments) is to proceed before Newstone, Developments (19T(W)-19.002), the Draft Plan for 19T(W)-20.007 (Ambria Developments) shall include all partial roads as internal roads in their entirety including portions of the right-of-way located within Newstone, Developments (19T(W)-19.002), Draft Plan.</p> <p>The Owner agrees that the Draft Plan shall be amended to include shared roads as internal subdivision roads in their entirety to the Town's satisfaction and at no cost to the Town.</p> <p>The Owner further agrees that the Subdivision Agreement and/or other</p>

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	<p>Town agreements shall include design and construction of shared roads as internal subdivision roads including portions of the road located within 19T(W)-20.007 (Ambria Developments) Draft Plan to the Town satisfaction.</p> <p>The Owner agrees that the development may require to frontend the construction costs of all interior and shared roads as required to facilitate the development of this Draft Plan, at no cost to the Town. The Owner shall provide to the Town a confirmation that the cost-sharing obligations between the benefiting developments related to the design and construction of the shared roads have been secured through a separate cost-sharing agreement. A cost-sharing agreement shall be acknowledged by the Town, but it will not bind the Town to any financial obligations or enforcement responsibilities of the cost-sharing arrangements.</p> <p>The Town shall retain discretion over timing, standards, and approvals related to the construction of the road.</p>
<b>7.0</b>	<b>Water and Sanitary</b>
7.1	<p>The Owner shall provide, prior to execution of the Subdivision Agreements and/or any other Town 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.</p>
7.2	<p>The Owner shall provide, prior to execution of the Subdivision Agreement and/or any other Town Agreements, a Servicing Report to satisfy requirements of the Town of Whitchurch Stouffville Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) for proposed sanitary sewers, proposed storm sewer and all proposed stormwater management facilities, which meets all design requirements pursuant to Criteria for Sanitary Sewers, Storm Sewers and Force mains for Alterations Authorized Under Environmental Compliance Approval.</p>
7.3	<p>The Owner is required to ensure that the Water and Wastewater Hydraulic Modelling Analysis (dated September 3, 2024) prepared by GEI/GM BluePlan is updated to coordinate with the final servicing information for the</p>

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	subdivision. Servicing Allocation shall be provided based on the modeling report dated September 3, 2024 and the phasing information provided by the property owner/applicant.
7.4	The Owner agrees in the Subdivision Agreement or other Town Agreements to financially contribute to the construction of Sanitary Subtrunk 1, in conjunction with other lands tributary to this system, as noted in the Town's Water and Wastewater Master Plan dated March 2024.
7.5	The owner agrees in the Subdivision Agreement or other Town Agreements that sanitary flow from the development may temporarily discharge to the existing sanitary sewer located within Noah Farm Gate per the Water and Wastewater Hydraulic Modelling Analysis (dated September 23, 2024) prepared by GEI/GM Blue Plan until such time that Subtrunk 1 is operational. The maximum flow permitted to discharge to the existing system will be as per the aforementioned report. Any costs associated with this temporary servicing solution will be the sole responsibility of the Owner.
7.6	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 the 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.
7.7	<p>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.</p> <p>Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation (York Region).</p>

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7.8	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).
7.9	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall 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 (York Region).
7.10	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.
7.11	The Owner shall undertake the design and construction of the Development Charge Eligible projects as identified in the Town's Development Charges Background Study and as part of the external and internal servicing of their lands and shall construct these projects to the sole satisfaction of the Town Engineer
7.12	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 the 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

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	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.
7.13	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).
7.14	Where the proposed water system and sanitary sewer alignments are within privately owned lands outside the subject development, the Owner shall secure easement agreements with these external landowners to the satisfaction of the Town. Should these lands become registered as public road allowances prior to decommissioning the works, the noted easement agreements will be transferred to the Town. All costs associated with said agreements will be borne by the Owner.
7.15	<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 Town 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 an email 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>
7.16	The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the York Region Community Planning and Development Services division and the Infrastructure Asset Management branch for record.

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7.17	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.
7.18	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.
7.19	The owner shall covenant and agree in the subdivision agreement to the downstream land owners the proportional share, that being defined as the contributing flow from the subject lands based as a percentage of the number of units contributing to flow to the drainage area, for the oversizing of the sanitary sewer (Subtrunk #1) and any other infrastructure that was designed and constructed to service the subject lands beyond that which is funded through the Town's Development Charges program.
<b>8.0</b>	<b>Environmental</b>
8.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to ensure that any trees removed from the site should be compensated in accordance with the Town's Private Tree Preservation and Protection By-law 2023 060.
8.2	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 2024-037-RE as may be amended from time to time and or other guidelines as appropriate, to the satisfaction of the Town

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8.3	<p>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.</p>
8.4	<p>As the site is within a Significant Groundwater Recharge Area, the Owner is encouraged to use best management practices during construction and post-construction with respect to the handling and storage of chemicals.</p>
8.5	<p>With respect to the existing American Elm tree, the Owner agrees and covenants in the Subdivision Agreement, to the satisfaction of the Town Arborist, that:</p> <ul style="list-style-type: none"><li>a) No Elms tree are to be planted within a 1 kilometer radius of the tree in any future development. Existing and future residents will have to be aware that Elm Trees within the exclusion zones cannot be planted. This will prevent the possible import of Dutch Elm Decease (DED) to this tree.</li><li>b) Continuous monitoring of the tree by an ISA Certified Arborist will occur during ongoing construction activities.</li><li>c) The tree will be fertilized before any construction activities are to commence to reinforce health of tree and to prepare tree for the incursion of root loss and other negative effects from construction activities. Fertilization of tree should take place during the months of May and then again in the month of September one year before construction activities commence and then again following the completion of construction activities. Fertilization will consist of a composting fertilizer including a mix of nitrogen, phosphorous and magnesium. Strong root growth should be encouraged.</li></ul> <p>There should be no addition of top soils within the habitat of the tree. Native soils should be kept clean and natural. Compaction of soils within the habitat of the trees should not occur.</p>

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<b>9.0</b>	<b>Stormwater Management</b>
9.1	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that 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.</p>
9.2	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the underground stormwater management tank shall be designed to the satisfaction of the Town Engineer, including providing a tank product that is approved by the Town Engineer.</p>
9.3	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements in wording acceptable to the Town that the cost of perpetual maintenance for the purpose of operating and maintaining the stormwater management facility shall be submitted to the Town prior to registration of the development. The perpetual maintenance shall be determined by the Owner to the satisfaction of the Town and shall include all operations and maintenance costs and the lifecycle replacement costs.</p>
9.4	<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"><li>a) To define the limit of development to the satisfaction of the TRCA and ensure all development is outside of this limit;</li><li>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 TRCA;</li><li>c) To install/provide any required LID measures proposed as part of the overall stormwater management strategy in the approved</li></ul>

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	<p>FSR, SWM Report and/or LID report, at no cost to the purchasers;</p> <p>d) 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>
9.5	<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 finalization of the design, and any recommendations from the Town and/or TRCA will be incorporated into the LID design, all to the satisfaction of the Town Engineer.</p>
9.6	<p>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.</p>
10.0	<b>Open Space / Parks</b>
	<b><i>Prior to Draft Plan Approval</i></b>
10.1	<p>The Owner agrees that prior to Draft Plan Approval, a Tree Evaluation Report will be provided completed in accordance with the Town's guidelines and to the satisfaction of the Town.</p> <p>Note, the applicant acknowledges and confirms that both a Public Tree By-law (By-law 2020-086-RE) and Private Tree By-law (By-law 2023-060-RE) are in effect and will require an arborist report; and that tree protection, compensation, and/or preservation for any municipal and private trees may be required as determined by the Town Arborist.</p>
10.2	<p>The Owner agrees that the limits of development shall be finalized to the satisfaction of the Toronto &amp; Region Conservation Authority (TRCA) and the</p>

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10.3	The Owner agrees that a minimum 30 m buffer block shall be established to facilitate protection and preservation of the Natural Heritage System (NHS), identified as a Provincially Significant Wetland. The final width of the buffer shall be established by the approved Environmental Implementation Report/Environmental Impact Study, to the satisfaction of the Toronto & Region Conservation Authority and the Town.
	<b><i>Required prior to 1<sup>st</sup> Engineering Submission</i></b>
10.4	The Owner shall erect and maintain in good condition, hoarding along the property boundary where the proposal abuts an existing park (Park Block North and Park Block South), along the outer limits of the Natural Heritage System (NHS) buffer (Environmental Protection Block), in accordance with the approved Environmental Impact Study, and/or along the drip line of any vegetation (i.e. Tableland Woodland) identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Town.
10.5	<p>The Owner agrees that they are required to install and maintain notification signage, at the rear of approximately every three (3) lots (facing the residential lot, in accordance with Town standards), advising future residents of the following:</p> <p>“Purchasers are advised that a multi-purpose path will be constructed”.</p>
10.6	The Owner agrees that they are required to install and maintain notification signage, to Town standards, advising future residents of the future uses of all identified NHS, 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 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.
	<b><i>Prior to Registration</i></b>

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10.7	<p>The Owner agrees to construct a standard engineered walkway (name location(s)) to facilitate pedestrian circulation between (name end points). The Owner shall be required to convey the walkway block(s) to the Town at plan registration and develop (it/them) to Town standards, at no cost to and to the satisfaction of the Town. No credit for the block(s) in question will be given against parkland dedication requirements associated with the subject plan.</p>
10.8	<p>The Owner agrees that a 1.01 metre wide (or larger if require) Entry Feature Block(s) shall be identified at the intersection of Street 'A' and Tenth Line. The Entry Feature Block(s) will be located behind the daylight triangle. The Owner shall comply with the recommendations of the approved Architectural Control Guidelines (as applicable), to the satisfaction of the Town.</p>
10.9	<p>The Owner shall make satisfactory arrangements with the Town to provide fencing, at their cost, in accordance with the Town's Design Guidelines and Standard Drawings, for incorporation into the landscape drawings' submission, to the satisfaction of the Town.</p>
10.10	<p>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 be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.</p>
10.11	<p>Parkland Dedication requirements for the plan shall be in accordance with Section 51.1 of 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. The Applicant shall convey the proposed Park Block to the Town, as fulfillment of the Parkland Dedication requirements.</p>
10.12	<p>Prior to plan registration, the Owner shall provide detailed working drawings for all identified park blocks, 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,</p>

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	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 Design Brief.
10.13	Prior to plan registration the Owner shall submit a comprehensive signage package for the Natural Heritage System (NHS) lands, to the satisfaction of the Town. The signage should recognize that the NHS lands are comprised of protected natural features, hazard 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.
10.14	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).
10.15	Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the Town with a detailed summary of all 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.
10.16	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 with current Town of Whitchurch-Stouffville compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the Town.
10.17	<p>The Arborist Report / Tree Inventory and Preservation Plan shall be finalized and approved in accordance with the Town's guidelines, to the satisfaction of the Town.</p> <p>Note: The Owner shall ensure that no trees are removed or damaged prior</p>

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	to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Development Services and Public Works Departments.
10.18	<p>Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated Natural Heritage System (NHS) open space and stormwater management blocks that state:</p> <p>“The subject blocks (<i>Builder(s) to insert name of block(s) here</i>) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the Town of Whitchurch-Stouffville”.</p>
10.19	<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 front of some homes. For more information, please call the Town of Stouffville’s Public Works Department at (905)-640-1900.”</p>
10.20	<p>The Owner shall 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 the Environmental Protection Block inclusive. Accommodation of a trail system shall also be contained within the landscaping submission for the Environmental Protection Block. 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 above.</p>
10.21	<p>The Owner shall complete the approved restorative plantings, and the construction of the trail system as set out in the conditions above to the satisfaction of the Town and the Toronto Region Conservation Authority.</p>

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10.22	The Owner agrees to ensure the detailed design, and the completion of all approved landscaping as required by the above Conditions 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.
10.23	The Owner agrees to dedicate and convey the Environmental Protection Block to the Town, free of any cost or encumbrances, as part of the issuance of Final Approval.
	<b><i>Post Registration</i></b>
10.24	The Owner agrees that all identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) shall be gratuitously conveyed into public ownership in a form and condition satisfactory to the receiving agency.
10.25	The Owner agrees that they are responsible for the development of all dedicated parks and open space (e.g. Neighbourhood Parklands, 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.
10.26	The Owner agrees that they 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.
10.27	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 Stouffville.

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	<b><i>Prior to Assumption</i></b>
10.28	The Owner agrees that 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 and debris not normally found in a Natural Heritage System (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.
<b>11.0</b>	<b>Utilities</b>
11.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to 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.
11.2	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.
11.3	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.
11.4	<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> <p>a) Make satisfactory arrangements with the appropriate service</p>

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	<p>authority to install all of the natural gas distribution system within the proposed public highway allowance.</p> <p>b) Grade all streets to final elevation prior to the installation of the gas lines; and,</p> <p>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.</p>
12.0	<b>Toronto Region Conservation Authority (Updates received May 27, 2025)</b>
12.1	<b>Red-line Revisions:</b> That this draft plan of subdivision shall be subject to red-line revision(s) in order to satisfy all applicable Toronto Region Conservation Authority (TRCA) policies, requirements, comments and conditions of draft plan approval. Should additional lands be required to satisfy requirements related to the protection natural hazards, natural features, buffers, access to environmental lands, stormwater management, water balance / Low Impact Development measures, the additional lands shall be provided from blocks/lots that are proposed for development.
12.2	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 TRCA.
12.3	<p><b>Limit of Development Reports and Plans:</b> That prior to any development or associated site alteration, clearance or registration of this plan or any phase thereof, technical reports and plans shall be submitted <u>to the satisfaction of TRCA</u> which confirm the limits of the flood plain, meander belt, wetlands, and associated vegetation and buffers in accordance with TRCA policy requirements.</p> <p>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</p>

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	<p>grading works and fill placement within the valley corridor, beyond those approved by the TRCA.</p> <p><b>a. Detailed plans and demonstration of the development limit:</b> Plans illustrating that all proposed development works, including all residential and recreational uses, stormwater management/servicing, associated grading, site alteration, and materials associated with these activities will not encroach or be placed on natural system (natural hazards, features, required buffer and compensation areas).</p>
12.4	<p><b>Other Design Reports and Plans:</b> 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 <u>to the satisfaction of TRCA</u>:</p> <p><b>a. Development phasing:</b> Provide a development phasing plan illustrating the various phases of development and associated timing of construction to implement the draft plan of subdivision.</p> <p><b>b. Stormwater management:</b> Provide a final consolidated, detailed Stormwater Management Report, PCSWM Model and associated detailed plans to achieve the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance) in accordance with TRCA's stormwater management guidelines. This report shall include, but is not limited to:</p> <p><b>i.</b> Confirm the applicable stormwater management criteria (i.e. quantity, quality, erosion control, and water balance) in accordance with TRCA's stormwater management guidelines and the final Master Environmental Servicing Plan and provide all calculations and a detailed strategy to meet each of these requirements.</p>

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	<p>ii. 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 and major flows, and, if applicable, Regulatory flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during in post-development.</p> <p>iii. 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.</p> <p>iv. 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.</p> <p>v. 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.</p>
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	<p>vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.</p> <p>vii. 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.</p> <p>viii. 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.</p> <p>c. Provide <b>detailed</b> grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to valley and stream corridor blocks. All modifications to existing slopes (as may be permitted) must result in geotechnically-stable slopes to the satisfaction of the TRCA.</p> <p>d. <b>Groundwater Constraint Assessment:</b> 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</p>
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	<p>mitigated, to the satisfaction of the TRCA.</p> <p>e. <b>Dewatering:</b> Provide a Dewatering Report and detailed plans detailing all anticipated dewatering (if any) 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.</p> <p>f. <b>Feature-Based Water Balance:</b> A Final Feature-Based Water Balance Report (if applicable) that will identify the measures to be implemented to maintain the pre-development hydrologic function of the feature located within the proposed Environmental Protection Block (ENV).</p> <p>g. <b>WHPA-Q Water Balance:</b> 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 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> <p>h. <b>Restoration:</b> Provide 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.</p>
12.5	<p><b>TRCA Permit(s):</b> That prior to any development, pre-servicing or site alteration, the applicant obtains permits from TRCA pursuant to the <i>Conservation Authorities Act</i>, as required by TRCA.</p>

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12.6	<p><b>Land Dedication:</b> That the Environmental Protection Block (i.e., ENV Block) is gratuitously dedicated to the Town or TRCA, in a condition that is satisfactory to the Town and TRCA.</p>
12.7	<p>That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:</p> <ul style="list-style-type: none"><li>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.</li><li>b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.</li><li>c. To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.</li><li>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.</li><li>e. To obtain all necessary permits pursuant to regulations made under the Conservation Authorities Act from the TRCA.</li><li>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).</li><li>g. To implement all water balance/infiltration measures identified in the submitted studies that have or are to be completed for the subject property.</li><li>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.</li><li>i. To provide for the warning clauses and information identified in TRCA's conditions.</li><li>j. That where required to satisfy TRCA's conditions, development</li></ul>

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	<p>shall be phased within this plan.</p> <p>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.</p> <p>l. To gratuitously dedicate all environmental lots and blocks (e.g., natural 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.</p>
12.8	<p>That the implementing Zoning By-law recognizes the valley corridor and adjacent environmental buffer block in a suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.</p>
12.9	<p>Prior to final approval, the following conditions must be addressed by the property owner and their agent, to the satisfaction of the Town and the Toronto and Region Conservation Authority:</p> <p>a. The Owner(s) shall provide updated annual site water balance calculations for the Ambria and Newstone East and West properties;</p> <p>b. The Owner(s) shall provide best efforts to retain the first 5 mm of precipitation on all portions of the Ambria and Newstone East and West properties; and</p> <p>c. The Owner(s) shall provide best efforts to infiltrate clean rooftop runoff on the Newstone West property.</p>
13.0	<b>York Region (Received May 22, 2025)</b>
	<b>Clauses to be included in the Subdivision Agreement:</b>

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13.1	The Owner shall 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.
13.2	The Owner shall agree that any direct connection to the York Region water requires Regional approval prior to construction and shall be designed, constructed, and installed to the satisfaction of the Region.
13.3	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.
13.4	<p>The Owner shall agree to reserve unobstructed locations for the future construction of passenger standing areas/shelter pads identified below:</p> <p>On Street: Street A</p> <p>At Street: Street F</p> <p>Location: NW corner - Move the current location in the architectural drawing to the NW corner.</p> <p>Standard Specifications: YRT 1:01</p> <p>On Street: Street A</p> <p>At Street: Street F</p> <p>Location: SE corner - The current location in the architectural drawing is acceptable.</p> <p>Standard Specifications: YRT 1:01</p> <p>On Street: Street A</p>

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	<p>At Street: 10th Line</p> <p>Location: NW corner - Move the current location in the architectural drawing westward to at least 18 meters from the intersection.</p> <p>Standard Specifications: YRT 1:01</p> <p>On Street: Street A</p> <p>At Street: 10th Line</p> <p>Location: SW corner - Move the current location in the architectural drawing westward to at least 18 meters from the intersection.</p> <p>Standard Specifications: YRT 1:01</p>
13.5	<p>The Owner agrees that landscaping will not interfere with the identified bus stop[s], passenger standing area[s], shelter[s] or corner sightlines. Bus stop[s] located in front of the employment areas shall be incorporated into the landscape design</p>
	<p><b>Conditions to be Satisfied Prior to Final Approval:</b></p>
13.6	<p>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.</p>
13.7	<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 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 subdivision.</li><li>• a copy of an email confirmation by Town of Whitchurch-Stouffville staff</li></ul>

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	stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
13.8	The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
13.9	The Owner shall provide an updated Functional Servicing Report and Site Servicing Plan reflecting the agreed upon removal of the unnecessary direct connection to Region's watermain on Tenth Line to the satisfaction of the Region.
13.10	A Section 59 Notice (Source Water Protection permit) from York Region's Source Protection group is required prior to the filing of any development application under the Planning Act, Condominium Act or Building Code within the designated wellhead protection area. Please visit <a href="http://www.york.ca/section59">www.york.ca/section59</a> for further information on the process and submission of the application to obtain your notice. The notice will be required as part of your complete application with the Town of Whitchurch-Stouffville.
13.11	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.
13.12	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

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	York Region.
13.13	The Regional Corporate Services Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.
<b>14.0</b>	<b>Bell Canada</b>
14.1	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.
14.2	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.
14.3	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.
14.4	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.
14.5	If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
14.6	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 recirculations.

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14.7	Please note that WSP operates Bell's development tracking system, which includes the intake of comments municipal circulations. WSP is mandated to notify Bell when a municipal request for 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.
14.8	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.
14.9	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.
14.10	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>15.0</b>	<b>Rogers Communications</b>
15.1	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.
15.2	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.

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15.3	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.
15.4	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.
15.5	<p>In addition, the Owner shall agree to provide the following documents:</p> <p>(1) the comments received from any of the Communications Service Providers during circulation;</p> <p>(2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and,</p> <p>(3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.</p>
15.6	Upon receipt of this comment letter, the Owner is to provide Rogers Communications Canada Inc., with servicing plans/CUP at their earliest convenience to <a href="mailto:YorkCirculations@rci.rogers.com">YorkCirculations@rci.rogers.com</a> to confirm the provision of communication/telecommunication infrastructure needed to service the development."
<b>16.0</b>	<b>Canada Post</b>
16.1	<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> <p>a) The location of community mailboxes;</p> <p>b) An appropriately sized section of concrete pad as per municipal</p>

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	<p>standards to place the community mailbox on;</p> <p>c) Any required walkways across the boulevard, as per Town requirements; and,</p> <p>Any required curb depressions for wheelchair access to the satisfaction of the Town and Canada Post.</p>
16.2	<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>
16.3	<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>
16.4	<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>
16.5	<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>
16.6	<p>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</p>

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	Post Community Mailbox site locations, as approved by Canada Post and the Town.
16.7	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.
16.8	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>17.0</b>	<b>Metrolinx</b>
17.1	<p>The Owner agrees to provide a safety barrier to protect the development in the event of a train derailment scenario is required in accordance with Metrolinx's Adjacent Development Guidelines. Standard form is a 2.5-metre-high earthen berm. If an earthen berm is not practicable, an alternative safety barrier (e.g., crash wall) may be proposed, but must provide an equivalent level of protection. The safety barrier design must be reviewed and to the satisfaction of Metrolinx and Metrolinx's Technical Advisor, AECOM, and be supported with a Rail Safety Study.</p> <p>A Level of effort will be generated and provided to the proponent for AECOM to conduct a review of the Rail Safety Study which will have to be paid for by the proponent before a technical review of the study is initiated.</p> <p>Note that the Rail Safety Study must be approved by Metrolinx and</p>

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	<p>AECOM prior to Metrolinx providing clearance to the City.</p> <p>The applicant is advised to contact Metrolinx Project Manager, Third Party Projects Review – Adjacent Development Review (<a href="mailto:farah.faroque@metrolinx.com">farah.faroque@metrolinx.com</a> and <a href="mailto:uton.samuels@metrolinx.com">uton.samuels@metrolinx.com</a>) to continue coordination between the applicant and AECOM for their technical review.</p>
17.2	<p>The Owner covenants and agrees to provide a 2.43 metre high security fence where access to the Metrolinx rail corridor is afforded (standard form is non-cuttable/non-climbable high security fence).</p>
17.3	<p>The Owner covenants and agrees to provide a 3.5 metre vegetation setback, to be measured from the Metrolinx property line on the drawings, as this setback has been established in association with Metrolinx's GO Expansion Program. Limited types of vegetation are allowed within this section such as low-rise shrubs and/or decorative grasses.</p>
17.4	<p>The property is subject to a Noise &amp; Vibration Study, prepared by a qualified consultant. The Noise and Vibration Study dated December 2023 prepared by Jade Acoustics does not contain Metrolinx rail data. Prior to registration, the Owner covenants and agrees to provide a revised report for Metrolinx review.</p>
17.5	<p>The Owner shall grant Metrolinx an environmental easement for operational emissions, which is to be registered on title for all uses within 300 metres of the rail right-of-way. Included is a copy of the form of easement for the Proponent's information.</p>
17.6	<p>The Owner shall satisfy all Metrolinx rail safety requirements and the Owner shall enter into an "Adjacent Development Agreement" with Metrolinx stipulating how applicable concerns will be addressed. The agreement will include an environmental easement for operational emissions, to be registered on title for all uses within 300 metres of the rail corridor and in favour of Metrolinx.</p>

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17.7	<p>The Owner shall provide confirmation to Metrolinx, that the following warning clause will be inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each unit within 300 metres of the Railway Corridor:</p> <p>Warning: "Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands."</p>
17.8	<p>The Owner covenants and agrees to confirm the proposed shoring method and whether tiebacks into Metrolinx owned property may be required. The shoring plan shall be submitted for review. If tiebacks are proposed, the Owner shall provide a tieback plan detailing the tieback locations and the number of tiebacks proposed.</p>
17.9	<p>The Owner covenants and agrees to provide a crane swing plan identifying the location of the proposed crane(s) that may be utilized and the associated crane swing radius. This information is required to ensure no swing over Metrolinx land which must be demonstrated through the requested drawings and related geotechnical details.</p>
17.10	<p>Depending on the manner of construction, the Owner may be required to enter into Construction Agreements (i.e., Crane Swing Agreement and Tieback Agreement) with Metrolinx. Any construction activity including shoring, tiebacks, crane swing within or immediately adjacent to Metrolinx property and/or rail corridor must be reviewed and coordinated with our Technical Advisor (AECOM).</p>

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17.11	<p>The Owner agrees that additional drainage from the proposed development is not permitted onto Metrolinx-owned lands, without prior approval from Metrolinx and our Technical Advisor (AECOM). The Owner agrees and acknowledges that the Storm Water Management Report will be reviewed by our Technical Advisor along with the Rail Safety Report and detailed comments will be forthcoming.</p>
17.12	<p>The Owner agrees that the proposed development is adjacent to the Metrolinx Rail Corridor Right-of-Way and may be subject to a work permit and review. Dependent on the scope of related works which may be subject to a work permit, additional agreements, fees, scheduling and corresponding processing time may be required and will need to be accounted for. Please note that all work within 10 m (30 ft) of the rail corridor will need to be reviewed by Metrolinx and its technical advisor AECOM to determine whether a work permit will be required.</p>
18.0	<b>Administration</b>
18.1	<p>Prior to final Draft Plan of Subdivision approval, the following conditions must be addressed by the Owner/Applicant to the satisfaction of the appropriate Town department(s) and the Toronto and Region Conservation Authority:</p> <ol style="list-style-type: none"><li>1. The Owner(s) shall provide updated annual site water balance calculations for the Ambria and Newstone East and West properties to the satisfaction of the Town and TRCA;</li><li>2. The Owner(s) shall provide best efforts to retain the first 5 mm of precipitation on all portions of the Ambria and Newstone East and West properties to the satisfaction of the Town, Region, and TRCA; and</li></ol>

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	3. The Owner(s) shall provide best efforts to infiltrate clean rooftop runoff on the Newstone West property to the satisfaction of the Town, Region, and TRCA.
18.2	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 per the respective sections above.