

**SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-22.002****Bethesda Road Developments Limited****5731 Bethesda Road,****Town of Whitchurch-Stouffville****Dated: June 19, 2024**

1.0	General
1.1	Approval of the plan shall relate to a Draft Plan of Subdivision 19T(W)-22.002, prepared by Malone Given Parsons.; File No. 19-2807, dated February 25, 2022, revised February 13, 2024.
1.2	This Draft Approval shall lapse on June 19, 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 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.
1.4	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, except as otherwise approved by the Town Engineer
1.5	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. Further, the site is required to have 2 roadway accesses and 2 watermain connections for each phase of 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.
1.6	The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to not stockpile or permit stockpiling of topsoil or any other materials at any time on Lands to be conveyed to the Town.
1.7	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.
1.8	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.
1.9	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.
1.10	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

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	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.
1.11	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 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.
1.12	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.
1.13	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: a) Functional Servicing and Stormwater Management Study, b) Hydrogeology Report and Water Balance Report, c) Geotechnical Report, d) Natural Heritage Evaluation, and e) Traffic Impact Study.
1.14	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.
1.15	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 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

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	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.
1.16	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 and generally without the need for retaining walls or grading within natural buffers and to the satisfaction of the Town
1.17	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
1.18	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.
1.19	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall not enter into any contract for the performance of any of the Works or begin performing any of the works in accordance with the approved engineering drawings unless and until the form and provisions of the contract, the contractor's guarantees and the contractor have been first approved by the Town Engineer and a copy of the executed documentation has been provided to the Town for record keeping purposes, which approval shall not be unreasonably withheld. The contract or contracts shall provide that the Town Engineer may inspect the construction of any and all work under the contracts and that the Town Engineer shall have authority to instruct the contractor or contractors to stop work should any construction be undertaken contrary to the Town's requirements.
1.20	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. Except as otherwise approved by the Town Engineer.
1.21	Full Building permits will not be requested until servicing of the site is satisfactory to the Town engineer. The owner may apply for a Conditional Building permit with the Town CBO. The Town CBO is not bound by the conditions of this approval to issue a conditional permit for any building within this development.
1.22	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,

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	setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
1.23	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.
1.24	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.
1.25	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall prepare a notice for future purchasers that provides discusses the following:</p> <ul style="list-style-type: none"><li>a) Role and function of roads within and adjacent to the subdivision;</li><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> <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></ul>

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	<ul style="list-style-type: none"> <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> <li>g) Parks and open space blocks,</li> <li>h) Transit routes and transit stops (existing and proposed),</li> <li>i) Information of the development of the other Lands owned by the applicant,</li> <li>j) Active transportation routes,</li> <li>k) Canada Post boxes,</li> <li>l) Street furniture, and</li> <li>m) Location of the high schools and elementary schools.</li> </ul> <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>
1.26	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to submit prior to assumption of the draft plan, a Commercial Real Estate Marketing Plan to the satisfaction of the Commissioner of Development Services demonstrating applicable strategies and tools used to market and sell Commercial Block 181 over a 5 year period.</p>
1.27	<p>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.</p>

<b>2.0</b>	<b>Town Road Allowances</b>
2.1	<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>
2.2	<p>Public highways, daylighting triangles, etc. shall be designed and constructed in accordance with established municipal standards to the satisfaction of the Town Engineer in their sole discretion.</p>
2.3	<p>The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region (York Region).</p>

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2.4	The Owner agrees and covenants to prepare an on-street parking plan in accordance with a 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.
2.5	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.
2.6	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.
2.7	The Owner shall provide a construction access to the site to the satisfaction of Town Engineer.
2.8	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.
2.9	The Applicant shall pay for the interim design and all associated widenings, land conveyance along Bethesda Sideroad as required by the interim condition detailed design, which shall be to the sole satisfaction of the Town Engineering and other approval authorities. Works that benefit the ultimate design will be considered by the Town Engineer for DC credits.
2.10	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 Bethesda Road 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 will be considered by the Town Engineer for DC credits.
2.11	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.
2.12	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 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.

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2.13	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.
2.14	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.
2.15	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 industrial uses and traffic noise on Bethesda Sideroad 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.
2.16	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that at the time of Site Plan Application, an appropriate noise study will be prepared, which recommends any noise attenuation features from the proposed Commercial Block 181
2.17	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that if deemed appropriate, noise fences adjacent to Bethesda Sideroad 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 concurrence.
<b>3.0</b>	<b>General Transportation</b>
3.1	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).
3.2	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).

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3.3	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>4.0</b>	<b>Land Conveyances – Town</b>
4.1	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to convey the following lots/blocks to the Town: a) Block 186 for stormwater management; b) Block 183 for park block; c) Block 185 for trail access block; d) Blocks 187 and 188 for open space; e) Block 184 for a walkway; and, f) Block 189 for Bethesda Sideroad widening.

<b>5.0</b>	<b>Water and Sanitary</b>
5.1	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.
5.2	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, 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.
5.3	The Owner is required to ensure that the Water and Wastewater Hydraulic Modelling Analysis (dated October 17, 2023) prepared by GM BluePlan is updated to coordinate with the final servicing information for the subdivision. Servicing Allocation shall be provided based on the modeling report dated on October 17, 2023.
5.4	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

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	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.
5.5	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).
5.6	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).
5.7	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).
5.8	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.
5.9	The Owner shall undertake the design and construction of the Development Charge Eligible projects as identified in 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
5.10	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.
5.11	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

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	individual confirming compliance. (York Region).
5.12	Where 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 on the works, the noted easement agreements will be transferred to the Town. All costs associated with said agreements will be borne by the Owner.
5.13	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that building permits for Lots 4 to 10 and 12 to 19 will not be issued until such time as servicing (sanitary, storm and watermain) is available through the adjacent lands.
5.14	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 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>
5.15	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.
5.16	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.
5.17	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.
5.18	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 (Sub Trunk #10) and any other infrastructure that was designed and constructed to service the subject lands beyond that which is funded through the Municipality's Development Charges program.

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6.0	Environmental
6.1	<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 Functional Servicing and Stormwater Management Report, prepared by Sabourin Kimble and Associates Ltd., dated April 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, etc.);</li><li>c) Appropriate stormwater management techniques which may be required to control minor and major flows;</li><li>d) The Stormwater Management Facility (Block 186) shall be appropriately sized to control the minor and major flows (up to the 100-year design storm) to the allowable release rates;</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 where feasible to achieve average annual water balance and 10 mm on-site retention;</li><li>g) Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;</li><li>h) Proposed measures 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, mitigation, and any permitting requirements;</li><li>j) Grading plans for the subject lands;</li></ul>

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	<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>
6.2	That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit the final approval, or indication that all requirements have been satisfied, from the Ministry of the Environment, Conservation and Parks (MECP) regarding requirements under the Endangered Species Act, to the satisfaction of the Town.
6.3	The Owner shall prepare a final Natural Heritage Evaluation for the site to the satisfaction of the TRCA.
6.4	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 May 31, 2024).
6.5	That the applicant submits the final Hydrogeological Study, Final Water Balance Report, and final Groundwater Monitoring results to inform / support the LID proposal.
6.6	That the applicant submit the Floodplain Analysis, to the satisfaction of TRCA.
6.7	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.
6.8	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.
6.9	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.
6.10	<p>That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:</p> <ul style="list-style-type: none"> <li>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 May 31, 2024);</li> <li>ii. to install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, until the site has been stabilized, in a manner satisfactory to TRCA;</li> <li>iii. to install / provide any required LID measures proposed as part of the overall stormwater management strategy in the approved SWM plan;</li> </ul>

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	<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>
6.11	That the Owner provides a detailed letter to TRCA indicating how and when each TRCA condition of draft approval has been addressed.
6.12	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.
6.13	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.
6.14	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that if during construction of any infrastructure or buildings within the Subdivision contaminated lands are discovered, the Owner shall undertake, at their expense, the necessary measures to identify and deal with the contaminant, in accordance with Ministry of the Environment, Conservation and Parks (MECP) guidelines, the Town's current Fill By-Law 2017-017-RE as may be amended from time to time and or other guidelines as appropriate, to the satisfaction of the Town
6.15	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.
6.16	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.
6.17	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 submitted to the Town for approval.
<b>7.0</b>	<b>Stormwater Management</b>
7.1	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

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	Laboratory Testing of OGSs and testing data verified in accordance with the ISO 14034 Environmental Technology Verification (ETV) protocol.
7.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the stormwater management design, including storm drainage patterns and end of pipe stormwater management facility designs, shall be revised to the satisfaction of the Town and that the findings of the approved stormwater management plan may necessitate redline revisions to the Draft Plan.
7.3	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that any modifications to the outlet structures of the existing stormwater management pond located in the Stouf Con Eight draft plan of subdivision shall be completed by the Owner prior to the commencement of construction of any dwelling. The Owner shall be responsible for all financial burdens associated with the modifications to the above-mentioned infrastructure all to the satisfaction of the Town.
7.4	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements in wording acceptable to the TRCA: a) To define the limit of development to the satisfaction of the TRCA and ensure all development is outside of this limit; b) To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, until the site has been stabilized, in a manner satisfactory to TRCA; c) To install/provide any required LID measures proposed as part of the overall stormwater management strategy in the approved FSR, SWM Report and/or LID report, at no cost to the purchasers; 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.
7.5	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to implement LID initiatives within Lands in conjunction with TRCA permits and approvals at no cost to the Town and the TRCA. The LID initiatives will be vetted with the Town and TRCA prior to design finalization and any recommendations by the Town and/or TRCA shall be incorporated into the design of the LIDs all to the satisfaction of the Town Engineer.
7.6	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.

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8.0	Parks and Open Space
Prior to 1st Engineering Submission:	
8.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to erect and maintain in good condition, hoarding along the property boundary where the proposal abuts the outer limits of the Natural Heritage System (NHS) buffer and meander limit (Blocks #187 and #188), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the Town.
8.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements 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: <i>“Purchasers are advised that a multi-purpose path will be constructed (Specify). For more information, please call the Town of Whitchurch-Stouffville Development Services Department.”</i>
8.3	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to install and maintain notification signage, to Town standards, advising future residents of the future uses of all identified park, open space and stormwater management blocks. The signs will be installed on the subject blocks, along all public road frontages, and will state the name of the Town of Whitchurch-Stouffville, provide a schematic of the facilities (if any) to be included on the subject block, the telephone number where additional information can be obtained and the date the sign is installed.
Prior to Registration:	
8.4	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to construct a standard engineered walkway to facilitate pedestrian circulation between Bethesda Sideroad and Street ‘D’. The Owner shall be required to convey the walkway block (#184) to the Town at plan registration and develop it/ 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 draft plan.
8.5	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 Fencing Policy and the approved Design, Standards and Guidelines document (as applicable), for incorporation into the landscape drawings’ submission, to the satisfaction of the Town.
8.6	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to contribute to 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.

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8.7	Prior to final registration, the owner shall agree to satisfy the Parkland Dedication requirements for the plan, in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the Town's Parkland Dedication By-law, as amended.
8.8	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to 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, 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.
8.9	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.
8.10	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 and the Town's "Design, Standards and Guidelines" document (as amended and as applicable).
8.11	Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the Town with a detailed summary of all areas of parkland, open space, stormwater management ponds, valleylands, woodlots, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the Town's responsibility to maintain.
8.12	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 for park, Natural Heritage System (NHS) open space and/or stormwater management blocks (Blocks #183 and #186 and NHS Blocks #187 and #188) that state: <i>"The subject blocks 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's Development Services Department at (905) 640-1900."</i>
8.13	Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that: <i>"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 Whitchurch-Stouffville's Public Works &amp; Engineering Department at (905) 874-2050."</i>
8.14	All identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) shall be conveyed to the Town in a form and condition satisfactory to the Town.

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8.15	The Owner is responsible for the development of the base conditions for 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.
8.16	The Owner shall implement, at their expense and to the satisfaction of the Town, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.
8.17	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.
8.18	Prior to assumption, any material identified 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.
<b>9.0</b>	<b>Utilities</b>
9.1	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.
9.2	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.
9.3	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.
9.4	<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> <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> <li>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.</li> </ul>

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<b>10.0</b>	<b>Sustainability Measures</b>
10.1	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the following upgrade options to be offered at no cost to a minimum of 100% of lots/homebuyers:</p> <ul style="list-style-type: none"> <li>a) Rain Barrels,</li> <li>b) Solar Ready Package,</li> <li>c) Programmable Thermostats,</li> <li>d) 90EF Condensing Hot Water heater,</li> <li>e) Dual flush toilets,</li> <li>f) Low Flow Shower Heads,</li> <li>g) Spray Foam Insulation of Garage,</li> <li>h) Energy Saving Lights (100%CFL),</li> <li>i) Hot Water Thermostat, and</li> <li>j) Clothes Line.</li> </ul>
<b>11.0</b>	<b>Toronto Region Conservation Authority</b>
11.1	<p><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) polices, 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.</p>
11.2	<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> <ul style="list-style-type: none"> <li>a. <b>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) and Structural setbacks to dedicated lands (please see condition 5.c). Exceptions may be considered for outfalls, as permitted by TRCA and the Town.</li> </ul>
11.3	<p>1. <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>

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- a. **Development phasing:** Provide a development phasing plan illustrating the various phases of development and associated timing of construction to implement the draft plan of subdivision.
- b. **Stormwater management:** Provide a final consolidated, detailed Stormwater Management Report 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:
  - i. 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.
  - 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.
  - 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.
  - 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.
  - 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.

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- 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.
- 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.
- 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.
- c. Provide **detailed** grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to valley and stream corridor blocks. All modifications to existing slopes (as may be permitted) must result in geotechnically-stable slopes to the satisfaction of the TRCA.
- d. **Dewatering:** 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.
- e. **WHPA-Q Water Balance:** Provide a Final WHPA-Q Water Balance Report and associated detailed plans demonstrating how pre-development recharge will be maintained in accordance with Policy REC-1 of the CTC Source Protection Plan has been satisfied. The report shall include, at a minimum, reference to Policy 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.
- f. **Restoration:**  Where historic agricultural activities existed or disturbance is proposed provide stabilization 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.

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11.4	<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>
11.5	<p><b>Dedication of Environmental Lands (pre-registration):</b> That all blocks and lots containing environmental lands (natural hazards, natural features, buffer areas, compensation areas) be gratuitously dedicated to the Town or TRCA, in a condition that is satisfactory to the Town or TRCA as appropriate. Should the lands be dedicated to TRCA, the following will be required to our satisfaction prior to registration of the plan:</p> <ol style="list-style-type: none"> <li>a. Plans providing the specific blocks to be dedicated and the associated environmental hazard/feature/buffer/etc. located within the block.</li> <li>b. Plans demonstrating that all infrastructure (e.g., outfalls, servicing, etc.), structures, all development and associated grading and site alteration are located outside of lands to be dedicated to TRCA.</li> <li>c. Plans demonstrating that above and below grade structures will be set back a from lands to be conveyed to TRCA (3 meters or as required by TRCA). Maintenance easements across TRCA lands are generally discouraged but may be considered at TRCA’s sole discretion (further discussion would be required).</li> <li>d. Plans demonstrating that the lands will have suitable public access points (typically a minimum 3 metre wide paved or gravel access from a public road).</li> <li>e. Plans demonstrating that a fence and access gate will be installed on the private lands abutting the lands to be dedicated. Fencing shall be installed inset 0.3 metres on the development/private property side adjacent to the lands to be dedicated.</li> <li>f. Approval by TRCA’s Board of Directors for the dedication of the environmental blocks. The request for Board Approval requires the completion of a Phase I Environmental Site Assessment (ESA) and further Phases of ESA, if required, to the satisfaction of TRCA staff at least three months prior to the Board of Directors meeting. The ESA(s) shall not be completed during snow cover.</li> </ol> <p>Please be advised that further requirements may arise as part of the land dedication process between registration and assumption.</p>
11.6	<p><b>Dedication of Environmental Lands (pre assumption of the subdivision):</b> As part of the gratuitous dedication of environmental lands to TRCA, at a minimum the requirements below must be addressed to demonstrate that the lands are in a condition to the satisfaction of TRCA. It is the owner’s responsibility to obtain all necessary permits from TRCA in accordance with the Conservation Authorities Act for these works and ensure that all requirements have been addressed in a timely manner.</p> <ol style="list-style-type: none"> <li>a. Confirmation that all required remediation works have been completed in accordance with the approved ESA reports and disturbed areas have been restored to a natural condition;</li> </ol>

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	<ul style="list-style-type: none"><li>b. Confirmation that all conditions imposed by the Board of Directors have been satisfied;</li><li>c. Confirmation that a permanent fence and access gate has been installed on the private lands abutting the lands to be dedicated to TRCA;</li><li>d. Confirmation that the 3 metre wide access to the lands to be dedicated to TRCA has been paved or treated with gravel (if it does not have municipal frontage);</li><li>e. Confirmation that all historical man-made intrusions and structures and any hazardous trees identified in consultation with TRCA have been removed from the lands to be dedicated to TRCA, including but not limited to, paths, culverts, structures, buildings, weirs, dams, fences, debris, waste, and hazardous trees , and that all disturbed areas have been restored to a natural state with native plantings; and,</li><li>f. Confirmation that all required planting works on the lands to be conveyed have been successfully completed and warranty period has ended or the plantings secured by the municipality.</li></ul>
11.7	<p><b>SUBDIVISION AGREEMENT</b> 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></ul>

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	<ul style="list-style-type: none"> <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 shall be phased within this plan.</li> <li>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.</li> <li>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.</li> </ul>
11.8	<p><b>IMPLEMENTING ZONING BY-LAW</b></p> <ul style="list-style-type: none"> <li>a. That the implementing Zoning By-law recognize 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.</li> </ul>
<b>12.0</b>	<b>York Region</b>
Clauses to be included in the Subdivision Agreement:	
12.1	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.
12.2	<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>a) On Street: Street B At Street: Street C Location: Southbound Street B, south of Street C (adjacent to Lot 3) Standard Specifications: 3.0m x 3.0m</li> <li>b) On Street: Street B At Street: Street C Location: Northbound Street B, south of Street C (along Block 182) Standard Specifications: 3.0m x 3.0m</li> <li>c) On Street: Street C</li> </ul>

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	<p>At Street: Street A Location: Eastbound Street C, west of Street A (along Block 183) Standard Specifications: 3.0m x 3.0m</p> <p>d) On Street: Street A At Street: Street E Location: Northbound Street A, south of Street E (on Lot 45) Standard Specifications: 3.0m x 3.0m</p> <p>e) On Street: Street A At Street: Street D Location: Southbound Street A, south of Street D (adjacent to Block 154) Standard Specifications: 3.0m x 3.0m</p> <p>f) On Street: Street A At Street: Street H Location: Northbound Street A, south of Street H (on Block 186) Standard Specifications: 3.0m x 3.0m</p> <p>g) On Street: Street A At Street: Street F Location: Southbound Street A, north of Street F (on Block 181) Standard Specifications: 3.0m x 3.0m</p>
12.3	<p>Landscaping should not interfere with the identified bus stops, passenger standing areas, shelters or corner sightlines. Bus stop located in front of the employment areas shall be incorporated into the landscape design.</p>
<p align="center">Conditions to be Satisfied Prior to Final Approval:</p>	
12.4	<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>
12.5	<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> <p>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 of 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>

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12.6	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.
12.7	The Owner shall submit a revised Functional Servicing Report with a finalized water servicing strategy, to the satisfaction of the Town and Region.
12.8	The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MECP forms together with any supporting information shall be submitted to Development Engineering, Attention: Ms. Cynthia Tam, P.Eng.
12.9	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.
12.10	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.
12.11	The Regional Corporate Services Department shall advise that Conditions 1 to 10 inclusive, have been satisfied.
<b>13.0</b>	<b>YRDSB</b>
13.1	<p>1. That the following conditions of draft plan approval to be imposed upon the subject Draft Plan of Subdivision 19T(W)-22.002 relative to the York Region District School Board:</p> <p>a) That prior to final approval, the owner shall have made Agreement satisfactory to the York Region District School Board for the <i>transfer of a public elementary</i> school site. The public elementary school site, <i>Block "182"</i>, shall contain not less than 2.30 ha hectares (total school site size of 2.46ha including adjacent lands) and be free and clear of all encumbrances including but not limited to natural features.</p>

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|  | <p>b) That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:</p> <ul style="list-style-type: none"><li>i) to grade the school site and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;</li><li>ii) to remove any buildings on the school site;</li><li>iii) to remove trees, as required to accommodate school layout;</li><li>iv) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;</li><li>v) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;</li><li>vi) to construct a black vinyl coated chain link fence, Type II 1 ½ " mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;</li><li>vii) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;</li><li>viii) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;</li><li>ix) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;</li><li>x) to provide the foregoing at no cost to the Board;</li><li>xi) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.</li></ul> <p>c) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:</p> <ul style="list-style-type: none"><li>i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and</li></ul> |
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	<ul style="list-style-type: none"> <li>ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.</li> <li>d) That the owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition c) ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.</li> <li>e) That prior to final approval, the owner shall submit to the School Board an Environmental Impact Study for the school block, an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the <i>Town of Whitchurch-Stouffville</i> which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.</li> <li>f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.</li> <li>g) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.</li> <li>h) That the subdivision agreement includes warning clauses advising the <i>Town of Whitchurch-Stouffville</i>, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.</li> <li>i) That the York Region District School Board shall advise that conditions a) to h) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.</li> </ul>
<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.

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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.
14.7	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.
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	In addition, the Owner shall agree to provide the following documents: (1) the comments received from any of the Communications Service Providers during circulation; (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and, (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.
<b>16.0</b>	<b>Canada Post</b>
16.1	The Owner will consult with Canada Post Corporation and the Town to determine suitable locations for the placement of community mailboxes, and, will indicate on the appropriate servicing plans: a) The location of community mailboxes; b) An appropriately sized section of concrete pad as per municipal standards to place the community mailbox on; c) Any required walkways across the boulevard, as per Town requirements; and, d) Any required curb depressions for wheelchair access to the satisfaction of the Town and Canada Post.
16.2	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.
16.3	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.
16.4	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.
16.5	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.

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16.6	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.
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>External and Internal Clearances (Town)</b>
17.1	<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 1.13, 6.1-6.17, 7.1, 7.4, 7.5, 11.1-11.8 have been satisfied;</li><li>b) York Region shall advise that Conditions 1.14, 2.3, 3.1-3.3, 5.5, 5.6, 5.7, 5.11, 5.16, 5.17, 12.1-12.11 have been satisfied;</li><li>c) YRDSB shall advise that Conditions under 13.1 have been satisfied;</li><li>d) Bell Canada shall advise that Conditions 14.1-14.10 have been satisfied;</li><li>e) Rogers Communications shall advise that Conditions 15.1-15.5 have been satisfied; and</li><li>f) Canada Post shall advise that Conditions 16.1 to 16.8 have been satisfied.</li></ul>