

SCHEDULE OF DRAFT PLAN OF SUBDIVISION CONDITIONS

Town File No.: 19T(W)-15.002

Hammerford Development Co. (Ballantrae)

5194, 5208, 5222, 5232 Aurora Road and 15288, 15300, 15310 and 15322 Highway 48

Town of Whitchurch-Stouffville

Dated: February 18, 2026

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1.0	General
1.1	Draft Plan: 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)-15.002, prepared by KLM Planning Partners Inc., Drawing No. 25:3, Project No. P-2358, dated December 5, 2025.
1.2	Lapsing: Pursuant to Section 51(32) of the Planning Act, the Draft Approval shall lapse on February 18, 2029, 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	Revisions: 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	Approval of Revisions: 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, which may result from errors, omissions, or any other revisions as required through the reviews or approvals of subsequent drawings.
1.5	Payment of Fees: 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.

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1.6	Building Permits: The Owner agrees that a Building Permit will be obtained for construction work of the proposed buildings and structures on site.
1.7	Conditional Permits: 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's Chief Building Official (CBO). The Town's CBO is not bound by the conditions of this approval to issue a conditional permit for any building within this development.
1.8	Subdivision Agreement: The Owner shall enter into a Subdivision Agreement with the Town agreeing to satisfy all conditions of the Town and external agencies, financial and otherwise, prior to the issuance of Final Approval.
1.9	Commencement of Works: The Owner agrees and covenants not to commence the stripping of topsoil or rough grading of the site, the removal of any trees, or construction of underground services and road construction in the absence of an approved Subdivision Agreement or other agreement that is satisfactory to the Town and approval of a fill management plan.
1.10	Stockpiling: 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.
1.11	Vacant Parcels: The Owner agrees and covenants in the Subdivision Agreement and/or any other Town Agreements that all lots or blocks to be left vacant for longer than a specified period of time shall be graded, seeded, and maintained to the satisfaction of the Town.
1.12	Development Charges: The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to provide written notice of all Development Charges related to the Subdivision, including payments made and amounts owing, to all first purchasers of Lands within the Plan at the time the Lands are transferred to the first purchasers.
1.13	Construction of Infrastructure: The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to design, construct, and/or pay for the construction of public highways, bicycle lanes, curbs, gutters, sidewalks, underground and above ground services, streetlights, stormwater management facilities, street and directional signs, 911/building numbering signs, traffic calming controls, off-street trails & paths, sanitary

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	<p>pumping stations, landscaping including soft and hard landscape features, and others as determined and to the satisfaction of the Town. The Owner shall be responsible for the ongoing maintenance of the above-mentioned infrastructure until the subdivision is assumed.</p>
1.14	<p>Model Homes and Temporary Sales Centre: Where the Owner proposes to proceed with the construction of a model home(s) or temporary sales centre 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.</p>
1.15	<p>Phasing and Assumption: 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, unless agreed upon otherwise by the Town.</p>
1.16	<p>Administration: The Owner agrees and covenants that prior to release for registration of the Draft Plan of Subdivision, 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 in this document. The Owner shall be responsible for requesting and coordinating the required clearance letters.</p>
2.0	Development Planning
2.1	<p>Servicing Allocation: The Owner shall 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.</p>
2.2	<p>Street Naming: The Owner shall 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.</p>
2.3	<p>Addressing: The Owner shall apply for an Addressing By-law to address the vacant lots and proposed dwellings, in accordance with the Town's Addressing By-law, 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. The Owner shall also provide notice to prospective purchasers</p>

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	in the event a municipal address has not yet been assigned for a vacant lot or proposed dwelling.
2.4	Urban and Architectural Design Manual: The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to prepare an Urban Design and Architectural Control Manual, to the satisfaction of the Town.
2.5	Incorporation of Manual: The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to incorporate the requirements and criteria of the Town approved Urban Design and Architectural Control Manual into all municipal works and landscaping, where relevant, and all future Site Plan and Building Permit applications within the Draft Plan of Subdivision.
2.6	Certification of Design: 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 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.
2.7	Landscape Plan: The Owner agrees and covenants that prior to plan registration of each phase or phases, the Owner shall make satisfactory arrangements with the Town, through the Subdivision Agreement and the submission of landscape drawings, to provide street trees along all internal streets within the subject plan and along immediately abutting streets, including the implementation of boulevard and buffer planting and entry features.
3.0	Engineering & Public Works
-	<i>General</i>
3.1	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 all applicable authorized agencies. as follows: a) LSRCA

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	<p>b) MTO</p> <p>c) York Region</p> <p>d) Bell</p>
3.2	<p>That the Owner provide a copy of the fully executed subdivision agreement to LSRCA, when available, in order to expedite the clearance of conditions of draft plan approval.</p>
3.3	<p>That the Owner provide a copy of the fully executed subdivision agreement to York Region, when available, in order to expedite the clearance of conditions of draft plan approval.</p>
3.4	<p>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.</p>
3.5	<p>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 MTO construction be undertaken contrary to the Town's requirements.</p>

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3.6	Well Decommissioning: 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.
3.7	At the time of Site Plan Approval, the Applicant is required to provide an easement dedicated to the Town for the purposes of public access and maintenance along the 1.8 metre sidewalk parallel to Highway 48.
<i>Materials to be Submitted</i>	
3.8	Neighborhood Information Plan: FOR RESIDENTIAL SUBDIVISION: 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, to be provided in every sales office associated with this Plan for the benefit of prospective purchasers. The Neighbourhood Information Plan shall contain: <ul style="list-style-type: none">a) The location of planned and existing sidewalksb) The location of drivewaysc) The location of above ground utilitiesd) The location of naturalized arease) The location of stormwater management facilities, including wet ponds, underground tanks, hydrodynamic separators, and maintenance accessesf) Information concerning low impact development measuresg) The location of parks and open space blocksh) The location of transit routes and transit stopsi) Information related to the development of other Lands owned by the applicantj) The location of active transportation routesk) The location of Canada Post boxesl) The location of street furniturem) The location of high schools and elementary schools. <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</p>

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	<p>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>
3.9	<p>Geotechnical Report: 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.</p>
3.10	<p>Hydrogeological Report: 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.</p>
3.11	<p>Active Transportation Plan: 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).</p>
3.12	<p>FSR and SWM Report: The Owner shall submit an updated Functional 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. The</p>

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	<p>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>
3.13	<p>The Owner shall provide, prior to execution of the Subdivision Agreement a Servicing Report to satisfy requirements of the Town of Whitchurch Stouffville Form 1 approval for proposed watermain. Any infrastructure not covered under the Town's current Drinking Water Works Permits shall require application and approval from the MECP</p>
3.14	<p>Detailed Engineering Drawings:</p> <p>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</p> <p>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.</p>
3.15	<p>Phase One ESA: 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</p>

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	Condition from the Ministry of Environment, Conservation and Parks for the land parcel for the applicable land use.
3.16	Environmental Report: 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.
3.17	Composite Utility Plan: 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.
	<i>Town Road Allowances</i>
3.18	The Owner agrees and covenants in the Subdivision Agreement to provide a construction access to the site to the satisfaction of the Town and York Region.
3.19	The Owner shall agree in the subdivision agreement, in wording satisfactory to the Town that the Owner will be responsible for determining the location of all utility plants within Aurora Road and Highway 48 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.
3.20	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the sidewalks shall be constructed within the road allowance to the satisfaction of the Town.
	<i>Water and Sanitary</i>
3.21	The Owner is required to ensure that the Water Hydraulic Modelling Analysis prepared by GEI is updated to coordinate with the final servicing information for the subdivision. Servicing Allocation shall be provided based on the modeling report dated on April 24, 2025.

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3.22	The Owner is required to provide hydraulic modelling of the proposed water system to the satisfaction of the Town. The owner shall submit a Water System Analysis and Report prepared by a qualified professional that addresses internal and external impacts of the Draft Plan of Subdivision on the existing water system. This shall include updating and calibrating the existing model, at the discretion of the Town Engineer. The report shall be submitted prior to execution of the detailed engineering drawings by the Town Engineer. The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Town.
3.23	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
3.24	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.
3.25	The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Town.
	<i>Environmental</i>
3.26	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.

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3.27	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 LSRCA as applicable.
3.28	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
3.29	Record of Site Condition: 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.
4.0	Park Development & Operations
	<i>Prior to Registration</i>
4.1	<i>Entry Features:</i> A 1.01 metre wide (or larger if require) Entry Feature Block(s) shall be identified at (both corners of) the intersection of Aurora Road and Street 'A'. The Entry Feature Block(s) will be located behind the daylight triangle. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as applicable), to the satisfaction of the Town.
4.2	<i>Fencing:</i> The Owner shall make satisfactory arrangements with the Town to provide fencing, at their cost, in accordance with the Town Fencing Policy and the approved Standards and Guidelines document (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the Town.

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4.3	<p><i>Maintenance:</i></p> <p>The Owner shall agree that all landscape items that may include, but not limited to, special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on the property will be the responsibility of the Owner to maintain at their own cost.</p>
4.4	<p><i>Parkland Dedication:</i></p> <p>Parkland Dedication requirements for the plan shall be in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the Town's Parkland Dedication By-law, as amended.</p> <p>The Town will not require the conveyance of parkland as a condition of subdivision draft approval for this Plan as authorized by Section 51.1 of the Planning Act R.S.O. 1990, c. P. 13 as amended.</p> <p>The Owner is put on notice that Town By-laws and policies as amended require the payment of cash-in-lieu of parkland for this application pursuant to Section 42(6) of the Planning Act, as a condition of development of the land, and payable prior to the issuance of building permits.</p> <p>To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with Town standards, and subject to the review and ratification by the Town's Development Services Section.</p>
4.5	<p><i>Plan Requirements for all Public Lands:</i></p> <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, 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.</p>

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4.6	<p><i>Streetscape Plans:</i></p> <p>Prior to plan registration, the Owner shall make satisfactory arrangements with the Town, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along immediately abutting public streets, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).</p>
4.7	<p><i>Summary Requirements:</i></p> <p>Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the Town with a detailed summary of all areas of 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.</p>
4.8	<p><i>Tableland Tree Compensation:</i></p> <p>Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current Town of Whitchurch-Stouffville compensation planting standards, as per the Public Tree By-law (By-law 2020-086-RE) and Private Tree By-law (By-law 2023-060-RE). Compensation plantings shall be provided by the Owner at no cost to the Town.</p>
4.9	<p><i>Tableland Tree Compensation:</i></p> <p>The Arborist Report, shall be finalized and approved in accordance with the Town's guidelines and to the satisfaction of the Town.</p> <p><i>Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.</i></p>

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	<i>Post Registration</i>
4.10	<p><i>Streetscape Implementation:</i></p> <p>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.</p>
4.11	<p><i>As-Built Drawings:</i></p> <p>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.</p>
	<i>Prior to Assumption</i>
4.12	<p><i>Hazard Removal:</i></p> <p>Prior to assumption, any material identified in the Arborist Report 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.</p>
5.0	Fire & Emergency Services
5.1	<p>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(s). 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 to the satisfaction of the Town.</p>

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6.0	Region of York
	<i>Clauses to be Included in the Subdivision Agreement</i>
6.1	The Owner shall agree to provide for warning clauses in all offers of purchase and sale for the units and in the Declaration acknowledging that: a. The wastewater servicing system is privately owned and operated and are not the responsibility of York Region; and b. Special levies may be charged against unit owners to correct and/or rectify system deficiencies and malfunctions or for covering shortfalls that may arise from unanticipated or occasional expenses.
6.2	The Owner shall agree to construct an eastbound left turn lane on Aurora Road, designed to Regional standards, to the satisfaction of the Region.
6.3	The Owner shall agree to implement the recommendations of the revised Traffic Impact Study, including TDM measures and incentives, as approved by the Region.
6.4	The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
6.5	The Owner shall agree not to commence any site alteration or site development works on Block 1 without a Site Alteration or appropriate engineering approvals from the Region.
6.6	The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
6.7	The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
6.8	The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the

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	approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
6.9	<p>The following warning clause shall be included with respect to the lots or blocks affected:</p> <p>“Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants”.</p>
6.10	<p>Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in wording satisfactory to York Region’s Development Engineering, as follows:</p> <ul style="list-style-type: none">a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;c) That maintenance of the noise barriers and fences bordering on York Region Right-of-Way’s shall not be the responsibility of York Region.
6.11	<p>The Owner shall agree to be responsible for determining the location of all utility plants within York Region Right-of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority’s minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.</p>
	<i>Conditions to be Satisfied Prior to Final Approval</i>
6.12	<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>

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6.13	The Owner shall confirm to the satisfaction of the Region that the Town of Whitchurch-Stouffville has allocated adequate water servicing capacity from within the limits of the existing capacity of the Region's Ballantrae and Musselman Lake water system.
6.14	The Owner shall submit a Communal Water System Report for the proposed private communal wastewater system to the satisfaction of the Region following the Private Communal Water and Wastewater Systems Guidelines and Terms of Reference provided by the Region.
6.15	The Owner shall design the proposed communal wastewater system to the satisfaction of the Region following the Region's Private Communal Wastewater Systems design standards.
6.16	The Owner shall obtain applicable regulatory approvals and permits for construction and operation of the proposed private communal wastewater system.
6.17	<p>The Owner shall enter into a municipal responsibility agreement with the Region in respect of the proposed communal wastewater system agreeing to, but not limited to the following:</p> <ul style="list-style-type: none">a. Reporting obligations to support environmental and other contractual compliance;b. Granting of any easements as maybe required by the Region;c. Obligations of the Condominium Corporation, including the requirement to enter into a Reciprocal Agreement and obligations under Condominium Act;d. Insurance and indemnification requirements;e. Financial obligations for maintenance, operation and eventual replacement of private communal system; andf. Contingency plans and other plans as required to meet regulatory requirements.
6.18	A Section 59 Notice (Source Water Protection permit) from York Region's Source Protection group is required, including this subdivision application prior to final approval, under the Panning Act, Condominium Act or Building Code within the designated wellhead protection area. Please visit www.york.ca/section59 for further information on the process and submission of the application to obtain the notice. The notice will be required as part of the complete application with the Town of Whitchurch-Stouffville.

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6.19	<p>The Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:</p> <ul style="list-style-type: none">a) Plan and Profile for the York Region road and intersections;b) Cross Section on York Region right-of-way at 20m interval where the site is abutting;c) Grading and Servicing;d) Intersection/Road Improvements, including the recommendations of the Traffic Report;e) Construction Access Design;f) Utility and underground services Location Plans;g) Signalization and Illumination Designs;h) Line Painting;i) Traffic Control/Management Plans;j) Erosion and Siltation Control Plans;k) Landscaping Plans, including tree preservation, relocation and removals;l) Arborist Report;m) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;n) Functional Servicing Report (water, sanitary and storm services).
6.20	<p>The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.</p>
6.21	<p>The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.</p>
6.22	<p>The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.</p>

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6.23	The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway or maintain a boulevard cross-slope between 2% to 4%, unless otherwise specified by Development Engineering.
6.24	The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
6.25	The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
6.26	The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
6.27	The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its

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	<p>discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.</p>
6.28	<p>Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:</p> <ul style="list-style-type: none">a) A widening across the full frontage of the site where it abuts Aurora Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Aurora Road and any lands required for additional turn lanes at the intersections, andb) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening,

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	where it abuts Aurora Road and adjacent to the above noted widening(s).
6.29	Upon registration of the plan, the Owner shall convey the following easements to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor: a) A 5 metre by 5 metre daylight triangle easement in favour of the Region at the east and west corners of the site access and Aurora Road intersection.
6.30	The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
6.31	The Owner shall provide an M-Plan that addressed all the Region's comments to the Region's satisfaction.
6.32	The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
6.33	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.
6.34	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.

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6.35	The Regional Corporate Services Department shall advise that Conditions 1 to 34 inclusive, have been satisfied.
7.0	Lake Simcoe Region Conservation Authority
7.1	That this approval is applicable to the Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated February 7, 2025 and may be subject to redline revisions based on the detailed technical plans and studies.
7.2	<p>That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:</p> <ul style="list-style-type: none">a) A detailed Stormwater Management Report in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions (April 2022) or subsequent revisions.b) A detailed erosion and sediment control plan.c) A detailed grading and drainage plan.d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection, Plan if applicable.e) A Geotechnical Reportf) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2020).
7.3	<p>That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:</p> <ul style="list-style-type: none">a) Detailed Hydrogeological Report / Water Balanceb) Compensatory Measures, if required
7.4	<p>That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:</p> <ul style="list-style-type: none">a) Phosphorus budgetb) Compensatory measures, if required

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7.5	That the owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Municipality.
7.6	That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Municipality.
7.7	That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
7.8	That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Municipality.
7.9	That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.
7.10	That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
7.11	<p><u>Notes to Draft Approval</u></p> <p>The LSRCA will require the following prior to the issuance of a clearance letter:</p> <ol style="list-style-type: none">1. A copy of the executed subdivision agreement.2. A copy of the draft M-Plan.3. A letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the conservation authority.
8.0	Ministry of Transportation
	The applicant acknowledges the comments provided on January 3, 2025 and accepts MTO's request that the intersection of Highway 48 and Aurora Road

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	<p>be upgraded for full AODA compliance. Design drawings for this work are to be submitted for MTO's satisfaction and works are to be completed by the developer.</p>
	<p>The applicant acknowledges the comments provided on December 20, 2024 where MTO amended the 14 metre setback requirement to 6 metres, including the septic bed. Confirmation on whether the berm around the septic bed encroaches into this setback requirement, and whether the berm is of a supportive nature and cannot be removed without impacting the function of the bed as it is considered essential infrastructure and cannot be located within the setback. Documentation providing locational confirmation is to be submitted to the MTO's satisfaction.</p>
9.0	Enbridge Inc.
9.1	<p>The applicant agrees to use the Enbridge Gas Get Connected tool to determine has availability service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.</p> <p>If the gas main(s) needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.</p>
9.2	<p>The applicant agrees that in the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.</p>
9.3	<p>The applicant agrees to contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.</p> <p>This development is in the vicinity of a Vital Main. Please refer to the Third-Party Requirements document: Third-Party Requirements in the Vicinity of Natural Gas Facilities Standard</p>
9.4	<p>The Owner agreed to provide Enbridge Gas Inc. the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.</p>

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10.0	Bell Canada
10.1	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.
10.2	<p>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.</p> <p>Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p>
10.3	<p>The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost 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 shall be required to pay for the extension of such network infrastructure.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>
11.0	Rogers Communications
11.1	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.
11.2	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.
11.3	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

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	locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
11.4	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.