

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

1.0	General
1.1	Approval of the plan shall relate to a Draft Plan of Subdivision 19T(W)-16.003, prepared by Evans Planning.; dated February 24, 2024, revised March 1, 2024.
1.2	This Draft Approval shall lapse on September 30, 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	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.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

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 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, , 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 obtain civic numbers for lots/blocks to the satisfaction of the Town's Chief Building Official and Fire Chief prior to registration of the plan and as per the Town's Building Numbering By-Law following registration of the plan and erection of the building.
1.13	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: i. Functional Servicing and Stormwater Management Study, ii. Hydrogeology Report and Water Balance Report, iii. Geotechnical Report, iv. Natural Heritage Evaluation, v. Noise Impact Study.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

1.14	The Owner agrees to submit a Traffic Impact Study (TIS), Functional Servicing and Stormwater Management Study, Servicing Plan, Grading Plans and Lighting Plans for review by the Ministry of Transportation and approval by the Town of Whitchurch-Stouffville. The recommendations of the TIS shall be incorporated into the design prior to final approval by the Town.
1.15	The Owner agrees to provide the Town with copies of approved Ministry of Transportation Development Permits once obtained.
1.16	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 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.
1.17	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
1.18	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall provide a grading plan that complies with the Town Standards to the satisfaction of the Town's Engineer.
1.19	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 and that all trails will be located at an elevation above the Regional Flood Line.
1.20	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall not enter into any contract for the performance of any of the Works or begin performing any of the works in accordance with the approved engineering drawings unless and until the form and provisions of the contract, the contractor's guarantees and the contractor

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>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>
1.21	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that any proposed temporary or permanent foundation dewatering or groundwater management will be designed by a qualified professional to the satisfaction of the Town and TRCA, and subject to all applicable approvals and permitting.</p>
1.22	<p>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.</p>
1.23	<p>Where the Owner proposes to proceed with the construction of a model home(s) and/or sales centres/offices 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>
1.24	<p>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 certain 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 proposed public road, road widening and stormwater management tank blocks</p>
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">i. Role and function of roads within and adjacent to the subdivision.ii. The responsibility of the developer with respect to unassumed roads.iii. The nature of any easements.iv. The location and purpose of all low impact development measures

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>(i.e. rain barrels, infiltration facilities, etc.) located on private lots.</p> <ul style="list-style-type: none"> v. The location of sidewalks. vi. The extent of the private lots as it relates to the curb. vii. On-street parking rules. viii. Maintain the original lot plan; and ix. Driveway locations x. Location of public laneways. <p>The Town shall review the notice prior to its release.</p>
1.26	<p>The Town agrees and covenants in the Subdivision Agreement and/or other Town Agreements that it shall make best efforts to ensure and facilitate recovery of costs borne by the Owner of the lands with respect to any comprehensive corridor studies and detailed site studies, and the construction and design of infrastructure and services, which benefit other adjacent property owners. The development of properties within the Gateway Mixed Use Area shall not proceed until the Town Engineer has confirmed that they are satisfied that best efforts have been made for cost sharing of mutual services.</p>
2.0	Parks Development and Operations
2.1	<p><i>Hoarding of Natural Features:</i></p> <ol style="list-style-type: none"> 1. The Owner shall 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 (<i>NHS buffer Block 5</i>), and along the Meander Belt + 30m (Limit of Redside Dace Habitat) identified in the Natural Heritage Evaluation Report and the Tree Inventory and Preservation Plan, to the satisfaction of the Town.
2.2	<p><i>Notification Signage – Pathway Locations:</i></p> <p>The Owner is required to install and maintain notification signage, at the rear of approximately every three (3) lots (facing the residential lot, in accordance with Town standards), advising future residents of the following:</p> <p align="center"><i>“Purchasers are advised that a multi-purpose path will be constructed (Specify).</i></p> <p align="center"><i>For more information, please call the Town of Whitchurch-Stouffville Development Services Department at (#####)</i></p> <p><i>Notification Signage – Public Lands:</i></p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>The Owner is required 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.</p>
2.3	<p><i>Entry Features:</i></p> <p>A 1.01 metre wide (or larger if required) Entry Feature Blocks shall be identified at the intersection of Street 'A' and Main Street. The Entry Feature Block(s) will be located behind the daylight triangle. The Owner shall comply with the recommendations of Architectural Control Guidelines (as applicable), to the satisfaction of the Town.</p>
2.4	<p><i>Fencing:</i></p> <p>The Owner shall make satisfactory arrangements with the Town to provide fencing, at their cost, in accordance with the Town Fencing Standards in the Design Guidelines and Standard Drawings document (Section H);, for incorporation into the landscape drawings' submission, to the satisfaction of the Town.</p>
2.5	<p><i>Maintenance Fees:</i></p> <p>The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the Town standard. This may include, but not be limited to special entry feature structures and centre medians, irrigation systems, acoustical walls and architectural landscape elements located on public property.</p>
2.6	<p><i>Street Trees</i></p> <p>The Owner shall covenant and agree in the subdivision agreement to prepare a street tree planting plan which shall average a spacing interval of 10 metres, recognizing the constraints associated with driveway locations and the placement of above ground utility pads / pedestals, etc. The minimum caliper of trees shall be 100 mm. The size, spacing and species selected shall be to the satisfaction of the Town.</p>
2.7	<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. 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>
2.8	<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</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>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>
2.9	<p><i>Signage for NHS:</i></p> <p>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.</p>
2.10	<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 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 Standards in the Design Guidelines and Standard Drawings document (as amended and as applicable).</p>
2.11	<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, 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>
2.12	<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. Compensation plantings shall be provided by the Owner at no cost to the Town.</p> <p><i>Tableland Vegetation:</i></p> <p>The Arborist Report / Tree Inventory and Preservation Plan, shall be finalized and approved in accordance with the Town's Tableland Tree Assessment Guidelines, to the satisfaction of the Town.</p> <p><i>Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments</i></p>
2.13	<p><i>Warning Clauses – Parks, NHS, Open Space, etc.</i></p> <p>Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park,</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>Natural Heritage System (NHS) open space and/or stormwater management blocks (Block(s) #xx and NHS Block(s) #5) that state:</p> <p><i>“The subject blocks (Builder(s) to insert name of block(s) here) 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 #####.</i></p> <p><i>Warning Clauses – Street Trees</i></p> <p>Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:</p> <p>“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the Town of Whitchurch-Stouffville’s Public Works & Engineering Department at (905) 874-2050.</p>
<p align="center">2.14</p>	<p>a) <u>Post Registration:</u></p> <p><i>The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. <u>Items are listed in typical order of completion:</u></i></p> <p><i>Conveyance of Public Lands:</i></p> <p>All identified parks, stormwater management ponds, Natural Heritage System (NHS) lands (including associated buffers) conveyed to the Town or Toronto Region Conservation Authority in a form and condition satisfactory to the Town or Toronto Region Conservation Authority.</p> <p><i>Development of all Public Lands:</i></p> <p>The Owner is responsible for the development of all dedicated open space (e.g. valleylands, open space and landscape buffer blocks), or Natural Heritage Systems in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the Town.</p>
<p align="center">2.15</p>	<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>
<p align="center">2.16</p>	<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, open space, landscape buffer blocks, and Natural</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	Heritage System blocks etc. The submission of these drawings will meet the latest digital standards as prescribed by the Town of Whitchurch-Stouffville.
Open Space/NHS (Block 5) Environmental Lands	
2.17	The Owner shall complete an Environmental Impact Study (EIS) which will confirm the development affecting Blocks 5. The EIS shall confirm the limits of development; establish the environmental buffer; identify any edge management practices that should be employed to protect adjacent environmental feature; and, the best management practices that should be incorporated into the adjacent urban area to mitigate any impacts to ensure the continued ecological function of the natural feature(s). The EIS shall be completed to the satisfaction of the Town and the Toronto Region Conservation Authority for approval prior to the issuance of Final Approval.
2.18	The Owner covenants and agrees in the subdivision agreement to prepare a Landscaping and Open Space Plan, prepared by a qualified Landscape Architect in good standing with the O.A.L.A., which identifies planting enhancements and preservation practices for the lands associated with Blocks 5. The objective of the landscape treatment is to improve water quality, sediment control, and water temperature for fisheries resources. Accommodation of a trail system shall also be contained within the landscaping submission for Block 5. The identified Landscaping and Open Space Plan shall be submitted by the Owner and approved by the Town and the Toronto Region Conservation Authority. The landscaping design should be consistent with and implement the conclusions of the approved EIS noted in Condition 2.17.
2.19	The Owner covenants and agrees in the subdivision agreement to complete the approved restorative plantings and the construction of the trail system as set out in Conditions 2.17 to 2.18 inclusive to the satisfaction of the Town and the Toronto Region Conservation Authority
2.20	The Owner shall covenant and agree in the subdivision agreement that the detailed design and the completion of all approved landscaping as required by Conditions 2.17 – 2.19 inclusive shall be at no cost to the Town and the Toronto and Region Conservation Authority and shall be completed in accordance with the approved Landscaping and Open Space Plans and the EIS
2.21	The Owner covenants and agrees in the subdivision agreement that Blocks 5 will be dedicated and conveyed to the either the Town or the Toronto and Region Conservation Authority, free of any cost or encumbrances, as part of the issuance of Final Approval.

3.0	Town Road Allowances
3.1	The road allowances included within this Draft Plan of Subdivision shall be dedicated as public highways without monetary consideration and shall be free of all encumbrances.
3.2	Public highways, daylighting triangles, etc. shall be designed and constructed in accordance with established municipal standards to the satisfaction of the

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	Town Engineer and Ministry of Transportation in their sole discretion.
3.3	The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region (York Region).
3.4	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.
3.5	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.
3.6	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.
3.7	The Owner shall provide a construction access to the site to the satisfaction of Town Engineer and the Ministry of Transportation.
3.8	The Owner shall agree in the subdivision agreement, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within the Main Street and Hwy 48 rights-of-way and for the cost of relocating, replacing, repairing, and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review or ensure that any consultants retained by the Owner review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. 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.
3.9	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.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

3.10	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.
3.11	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to submit a Streetscape Plan, prepared by a qualified Landscape Architect in good standing with the O.A.L.A., to the satisfaction of the Town. The Streetscape Plan shall include all roads internal to the Subdivision. The 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.
3.12	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.
3.13	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that an appropriate noise study is prepared that recommends the following.</p> <ul style="list-style-type: none">a) An assessment of potential impacts on surrounding points of reception (i.e. windows or outdoor areas at adjacent properties), due to stationary sources at the proposed development should be included in the report. This may be deferred to Site Plan Approval or become a condition of Site Plan Approval at the discretion of the Town, when HVAC equipment is selected.b) Noise attenuation features protecting the proposed development noise generated from adjacent land uses and traffic noise on Main Street and Hwy 48 for blocks shall be prepared to the satisfaction of the Town prior to Registration of the plan.c) 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.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

3.14	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that if deemed appropriate, noise fences adjacent to Main Street and Hwy 48 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.
4.0	General Transportation
4.1	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.
4.2	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 the Ministry of Transportation with respect to the location of the proposed connections to Highway 48 and Stouffville Main Street.
4.3	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.
5.0	Land Conveyances – Town
5.1	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 4 for stormwater management; b) Block 6 for Main Street widening c) Street A d) Street B
6.0	Water and Sanitary
6.1	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

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	plans, etc. to the satisfaction of the Town Engineer.
6.2	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 Forcemains for Alterations Authorized Under Environmental Compliance Approval.
6.3	The Owner covenants and agrees that at the time of a site plan control application for each development block, they are required to ensure that the Water and Wastewater Hydraulic Modelling Analysis (dated March 2022) prepared by GM BluePlan complies with the Town of Whitchurch-Stouffville 2024 Water and Wastewater Master Plan dated March 2024 and is coordinated with the final servicing information for the subdivision, if requires
6.4	The Owner covenants and agrees that at the time of a site plan control application for each development block, they are 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, if required. 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.
6.5	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).
6.6	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

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	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.
6.7	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 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.
6.8	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that prior to the issuance of Final Approval that any abandoned wells located on the property will be decommissioned in accordance with O. Reg. 903 and shall provide a record of certification to the Town and the Region of York from a qualified individual confirming compliance. (York Region).
6.9	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: 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 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.
6.10	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.
6.11	The Owner shall provide an executed copy of the subdivision agreement with the local municipality to the Regional Corporate Services Department, outlining all requirements of York Region.
6.12	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

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	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 as applicable.
7.0	Environmental
7.1	<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 SCS Consulting Group Ltd., dated May 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">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 internal and external drainage areas;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.);c) Appropriate stormwater management techniques which may be required to control minor and major flows;d) The Stormwater Management Facility (Block 4) shall be appropriately sized to control the minor and major flows (up to the 100-year design storm) to the allowable release rates;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;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, at a minimum, retain the equivalent of 5 mm of rainfall over the impervious areas of the proposed development;g) Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;h) Proposed measures to mitigate impacts to those natural features that

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>have been assessed to be likely impacted by the development;</p> <p>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;</p> <p>j) Grading plans for the subject lands;</p> <p>k) An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction; and</p> <p>l) The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the <i>Conservation Authorities Act</i>, as may be amended.</p>
7.2	<p>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.</p>
7.3	<p>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 maybe amended from time to time and or other guidelines as appropriate, to the satisfaction of the Town.</p>
7.4	<p>As the site is within a Significant Groundwater Recharge Area, the Owner is encouraged to use best management practices during construction and post-construction with respect to the handling and storage of chemicals.</p>
8.0	<p style="text-align: center;">Stormwater Management</p>
8.1	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the stormwater management design must be based on providing Enhanced Level water quality control as per the MECP's Stormwater Management and Planning Manual, 2003. In accordance with the Town's Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) any manufactured treatment device shall be tested in accordance with</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>the TRCA protocol Procedure for Laboratory Testing of OGSs and testing data verified in accordance with the ISO 14034 Environmental Technology Verification (ETV) protocol.</p>
8.2	<p>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.</p>
8.3	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the underground stormwater management tank shall be designed to the satisfaction of the Town engineer, including providing a tank product that is approved by the Town engineer.</p>
8.4	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements in wording acceptable to the Town that the cost of perpetual maintenance for the purpose of operating and maintaining the stormwater management facility shall be submitted to the Town prior to registration of the development. The perpetual maintenance shall be determined by the Owner to the satisfaction of the Town and shall include all operations and maintenance costs and the lifecycle replacement costs.</p>
8.5	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements in wording acceptable to the TRCA:</p> <ul style="list-style-type: none">a) To define the limit of development to the satisfaction of the TRCA and ensure all development is outside of this limit;b) To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, until the site has been stabilized, in a manner satisfactory to 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 the <i>Conservation Authorities Act</i>, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.
8.6	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to implement LID initiatives within Lands in conjunction with TRCA permits and approvals at no cost to the Town and the TRCA. The LID</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	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.
8.7	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.
9.0	Utilities
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	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements with respect to the provision of natural gas distribution to: a) Make satisfactory arrangements with the appropriate service authority to install all of the natural gas distribution system within the proposed public highway allowance. b) Grade all streets to final elevation prior to the installation of the gas lines; and, c) Provide the necessary field survey information required for the installation of the gas distribution system, all to the satisfaction of the Town and the service provider.

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

10.0	Toronto Region Conservation Authority
10.1	<p>That the final Plan shall be in general conformity with the draft plan prepared by Evans Planning, dated April 28, 2022, prior to a request for clearance of any phase of this plan to:</p> <ul style="list-style-type: none"> i. Include appropriate blocks that are to be conveyed to the Municipality or TRCA as appropriate to the satisfaction of the Town and TRCA. ii. Meet the requirements of TRCA’s conditions, including the adjustment of block lot lines to the satisfaction of the Town and TRCA as a result of the completion of required studies. iii. Should the above not be adequately addressed in the Plan, red-line revision will be required to the satisfaction of the TRCA, to address TRCA’s requirements with respect to these conditions. Should additional lands be required to satisfy requirements related to the protection of 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.
10.2	<p>Limit of Development Reports and Plans: That prior to any development or associated site alteration, clearance or registration of this plan or any phase thereof, 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"> i. Detailed plans and demonstration of the development limit: 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.
10.3	<p>Other Design Reports and Plans:</p> <p>That prior to any development or associated site alteration, clearance or registration of this plan or any phase thereof, the owners or their agents shall submit the following plans and reports to the satisfaction of TRCA:</p> <ul style="list-style-type: none"> a. Development phasing: Provide a development phasing plan illustrating

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

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 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 and 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. Provide a written confirmation from the Town that the Town of Whitchurch-Stouffville requires a 10 cm freeboard on the design storms (4-hr Chicago and 24-hr SCS) and no freeboard on the 6-hr AES.
 - v. 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.
 - vi. Detailed plans and mapping indicating location, orientation, size

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit from the TRCA pursuant to the Conservation Authorities Act and its Regulation.</p> <p>vii. LID measures, including a combination of infiltration trenches, biofiltration trenches, and green roofs (as per SCS Design Drawings D.1), to achieve a minimum site -wide infiltration volume of 15 mm.</p> <p>viii. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.</p> <p>ix. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.</p> <p>x. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) guidelines, TRCA's Stormwater Management Criteria Document, and TRCA's LID Stormwater Management Planning and Design Guide, and all applicable municipal design standards.</p> <p>d) 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. Additionally, the grading plans must clearly indicate that Block 3 is located outside the floodplain with a minimum vertical freeboard of 0.3 metres.</p> <p>e) 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</p>
--	--

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>satisfaction of TRCA.</p> <p>f) Feature-Based Water Balance: A Final Feature-Based Water Balance Report and associated detailed plans identifying the measures to be implemented to maintain the pre-development hydrologic function of wetland features within and adjacent to the development lands and providing a monitoring plan for all stages of construction.</p> <p>g) 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.</p> <p>h) Restoration: Provide restoration plans for all buffer areas, compensation areas, as well as the removal and restoration of any historical or man-made intrusions and debris in the natural system. Disturbed areas must be restored and stabilized to prevent erosion and soil instability within TRCA regulated areas. Restoration plans, including detailed design specifications, must be submitted to the satisfaction TRCA and the Town of Whitchurch-Stouffville.</p>
<p>10.4</p>	<p>TRCA Permit(s): 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>
<p>10.5</p>	<p>Dedication of Environmental Lands (pre-registration): That all blocks and lots containing environmental lands (natural hazards, natural features, buffer areas, compensation areas) be gratuitously dedicated to the Town or TRCA, in a condition that is satisfactory to the Town or TRCA as appropriate. Should the lands be dedicated to TRCA, the following will be required to our satisfaction prior to registration of the plan:</p> <ul style="list-style-type: none"> i. Plans providing the specific blocks to be dedicated and the associated environmental hazard/feature/buffer/etc. located within the block. ii. 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. iii. Plans demonstrating that above and below grade structures will be set

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>back 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).</p> <p>iv. 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).</p> <p>v. 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.</p> <p>vi. Approval by TRCA's Board of Directors for the dedication of the environmental blocks. The request for Board Approval requires the completion of a Phase I Environmental Site Assessment (ESA) and further Phases of ESA, if required, to the satisfaction of TRCA staff at least three months prior to the Board of Directors meeting. The ESA(s) shall not be completed during snow cover.</p> <p>vii. Please be advised that further requirements may arise as part of the land dedication process between registration and assumption.</p>
<p>10.6</p>	<p>Dedication of Environmental Lands (pre assumption of the subdivision): 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 <i>Conservation Authorities Act</i> for these works and ensure that all requirements have been addressed in a timely manner.</p> <p>i. Confirmation that all required remediation works have been completed in accordance with the approved ESA reports and disturbed areas have been restored to a natural condition;</p> <p>ii. Confirmation that all conditions imposed by the Board of Directors have been satisfied;</p> <p>iii. Confirmation that a permanent fence and access gate has been installed on the private lands abutting the lands to be dedicated to TRCA;</p> <p>iv. 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,</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>debris, waste, and hazardous trees , and that all disturbed areas have been restored to a natural state with native plantings; and</p> <p>v. Confirmation that all required planting works on the lands to be conveyed have been successfully completed and warranty period has ended or the plantings secured by the municipality.</p>
<p>10.7</p>	<p>SUBDIVISION AGREEMENT</p> <p>i. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:</p> <p>ii. 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.</p> <p>iii. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.</p> <p>iv. To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.</p> <p>v. 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.</p> <p>vi. To obtain all necessary permits pursuant to regulations made under the <i>Conservation Authorities Act</i> from the TRCA.</p> <p>vii. 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).</p> <p>viii. To implement all water balance/infiltration measures identified in the submitted studies that have or are to be completed for the subject property.</p> <p>ix. Implement all adaptive management and mitigation measures identified in the submitted design reports that have or are to be completed for the subject property.</p> <p>x. To provide for the warning clauses and information identified in TRCA's conditions.</p> <p>xi. That where required to satisfy TRCA's conditions, development shall be phased within this plan.</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>xii. That prior to a request for renewal of draft approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.</p> <p>xiii. To gratuitously dedicate all environmental lots and blocks (e.g., natural hazards, natural features, buffer areas, compensation areas) to the Town of Whitchurch-Stouffville or TRCA, in a condition that is satisfactory to the Town or TRCA as appropriate.</p>
<p align="center">10.8</p>	<p>IMPLEMENTING ZONING BY-LAW</p> <p>i. 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.</p>
<p align="center">11.0</p>	<p>York Region</p>
<p align="center">11.1</p>	<p>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.</p>
<p align="center">11.2</p>	<p>The Owner shall agree to implement the recommendations of the revised Transportation Study, including TDM measures and incentives, as approved by the Region.</p>
<p align="center">11.3</p>	<p>The Owner shall agree to reserve an unobstructed location for the future construction of the</p> <p>passenger standing areas/shelter pads identified below:</p> <p>On Street: Main Street</p> <p>At Street: Street A</p> <p>Location: NE corner</p> <p>Standard Specifications: YRT 1:01</p> <p>On Street: Highway 48</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	<p>At Street: Street B</p> <p>Location: SE corner</p> <p>Standard Specifications: YRT 1:01</p>
11.4	<p>The Owner shall agree that landscaping should not interfere with the identified bus stop[s], passenger standing area[s], shelter[s] or corner sightlines. Bus stop[s] located in front of the employment areas shall be incorporated into the landscape design</p>
11.5	<p>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.</p>
11.6	<p>The Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Development Services and the Infrastructure Asset Management for record.</p>
11.7	<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>
11.8	<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 Council resolution confirming that the Town of Whitchurch Stouffville has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof; and</p> <p>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.</p>
11.9	<p>The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Economic and Development Services branch and the Infrastructure Asset Management branch for record</p>

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

11.10	<p>The Owner shall provide an executed copy of the subdivision agreement with the local municipality to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.</p>
11.11	<p>. 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.</p>
11.12	<p>The Regional Corporate Services Department shall advise that Conditions 1 to 10 inclusive, have been satisfied.</p>
12.0	Bell Canada
12.1	<p>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.</p>
12.2	<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>
13.0	Canada Post
13.1	<p>The Owner will consult with Canada Post Corporation and the Town to determine suitable locations for the placement of community mailboxes, and, will indicate on the appropriate servicing plans:</p> <ul style="list-style-type: none">i. The location of community mailboxes;ii. An appropriately sized section of concrete pad as per municipal standards to place the community mailbox on;iii. Any required walkways across the boulevard, as per Town

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003

2440332 Ontario Inc.

5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48

Town of Whitchurch-Stouffville

Dated: October 2, 2024

	requirements; and, iv. Any required curb depressions for wheelchair access to the satisfaction of the Town and Canada Post.
13.2	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.
13.3	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.
13.4	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.
13.5	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.
13.6	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.
13.7	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.
13.8	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

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-16.003
2440332 Ontario Inc.
5262, 5270, 5286 and 5318 Main Street, and 12371 Highway 48
Town of Whitchurch-Stouffville
Dated: October 2, 2024

	Mailbox Locations to remedy any immediate delivery issues.
14.0	Ministry of Transportation
14.1	That prior to final approval, the owner shall submit a detailed traffic impact study for Ministry of Transportation review and approval, in accordance with MTO's February 2023 TIS Guidelines.
14.2	That prior to final approval, the owner shall submit an illumination plan, electrical (including photometric) plan (in lux)
14.3	That prior to final approval, the owner shall enter into a legal agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the construction of all associated highway improvements required for site development, if identified in the approved Traffic Impact Study.
14.4	Access to Street A through Block 8 must be provided free of cost to adjacent landowners
14.5	A full median must be provided on Highway 48 opposite Street B where only Right-in/ Right-out access is permitted. Street B not to be signalized in the future.
14.5	If the site is going to be constructed in phases, each phase will require a separate clearance letter and set of permits from the Ministry
14.6	That prior to final approval, the owner shall submit a draft M-Plan for MTO review and approval
14.0	External and Internal Clearances (Town)
14.1	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 authorized agencies as applicable