

SCHEDULE OF DRAFT PLAN CONDITIONS 19T(W)-20.004**2725599 Ontario Limited (Wyview Group)****11776 Highway 48,****Town of Whitchurch-Stouffville****Original Council Approval: July 20, 2021****Council Revisions: September 13, 2023****Commissioner of Development Revisions: January 11, 2024****Council Revisions: June 19, 2024**

1.0	General
1.1	Approval shall relate to a Draft Plan of Subdivision prepared by Bousfields Inc., Drawing No: 2141-14dp, dated June 15, 2021.
1.2	This Draft Approval and Servicing Allocation shall lapse on July 20, 2027 for each or any phase that is not registered by this date unless extended by the Town upon application by the Owner in accordance with the Planning Act.
1.3	The Owner shall enter into a Subdivision Agreement and/or other Town agreements with the Town to satisfy all conditions, financial or otherwise of the Town, with regard to such matters as the Town may consider necessary.
1.4	The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to provide written notice of all Development Charges related to the Subdivision, including payments made and any amounts owing, to all first purchasers of Lands within the Plan at the time the Lands are transferred to the first purchasers.
1.5	<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> <ol style="list-style-type: none"> a) Role and function of roads within and adjacent to the subdivision; b) The responsibility of the developer with respect to unassumed roads; c) The nature of any easements; d) The location of sidewalks; e) The extent of the private lots as it relates to the curb; f) On-street parking rules; and g) Driveway locations. <p>The Town shall review the notice prior to it's release.</p>
1.6	The Owner shall pay any and all outstanding application fees to the Town in accordance with the in effect Fees and Charges By-law as amended from time-to-time.
1.7	Prior to the issuance of Final Approval of the Plan, the Owner shall satisfy the Town with respect to any and all financial obligations for external municipal works that are necessary to facilitate the development of the draft Plan Lands prior to the execution of a Servicing Agreement, Subdivision Agreement or other agreement for municipal works that are not included in the Town's Development Charges Background Study.

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1.8	The Owner agrees and covenants that the Draft Plan of Subdivision and associated conditions of Draft Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies or submissions required as a condition of Draft Approval.
1.9	The Owner acknowledges and agrees 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.
1.10	The Town Commissioner of Development is authorized to approve any red-lining, minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed Engineering design.
1.11	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Plan of Subdivision has been presented as one development and notwithstanding possible construction phasing, the plan will be assumed by the Town in its entirety as one development.
1.12	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.
1.13	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.
1.14	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.
1.15	The Owner agrees to submit a soils/geotechnical report, prepared by a qualified Engineer that addresses the suitability of the lands for residential development, the construction of municipal roads and infrastructure to the Town for review and approval before the detailed engineering drawings are signed by the Town Engineer. The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to carry out, or cause to carry out, the recommendations of the report including pavement design, pipe bedding, cathodic protection, etc., for ideal and non-ideal conditions to the satisfaction of the Town.
1.16	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.
1.17	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

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	plan.
1.18	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to design, construct, and/or pay for the construction of public highways, bicycle lanes, curbs, gutters, sidewalks, underground and above ground services, streetlights, storm water management facilities/modifications to the storm water management facilities, street and directional signs, 911/building numbering signs, traffic calming controls, off-street trails & paths, sanitary pumping stations, landscaping including soft and hard landscape features, etc. to the satisfaction of the Town. The Owner shall be responsible including all financial burdens associated with the ongoing maintenance of the above mentioned infrastructure until the subdivision is assumed and/or the site plans are complete in accordance with the governing agreements all to the satisfaction of the Town.
1.19	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to apply civic numbers signs to lots/blocks to the satisfaction of the Town's Chief Building Official and Fire Chief prior to registration of the plan and as per the Town's Building Numbering By-Law following registration of the plan and erection of the building. Buildings with access off of rear lanes are to be affixed with street names and civic numbers at the front and rear building elevations of each dwelling unit all to the satisfaction of the Town.
1.20	The Owner agrees and covenants that in the Subdivision Agreement and/or other Town Agreements that the final placement of "Street A", "Street B" and all associated infrastructure needed to service the development, between the western limit of Street A and the York Durham Sanitary Sewer West shall be determined upon the following studies being finalized and approved to the Town's and TRCA's satisfaction: <ul style="list-style-type: none"> a) Environmental Impact Study; b) Functional Servicing Study; c) Hydrogeology Report; d) Natural Heritage Evaluation; and e) Traffic Impact Study.
1.21	The Owner agrees to submit a Traffic Impact Study (TIS) for review and approval by the Town and MTO. The recommendations of the TIS shall be incorporated into the design prior to final approval by the Town and MTO.

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1.22	<p>The Owner shall submit an updated Preliminary 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.</p>
1.23	<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>
1.24	<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>
1.25	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that any future residential construction shall be designed in such a manner that the building foundation footing and associated weeper shall be constructed and installed a minimum of 0.6 metres above the observed and historic high groundwater level. The Owner shall undertake the necessary excavation of test pits throughout the site, at a spacing interval to be established by the Town, and, to have the test pits inspected and confirmed by the Town. The Owner shall retain a geotechnical Engineer to confirm in writing to the Town that the proposed grading plan and the minimum footing elevations specified are a minimum 0.6 m above the observed and historic high groundwater levels noted above.</p>
1.26	<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>

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1.27	<p>The developer will join the Landowner's Group for all the lands between McCowan Road, the eastern tributary of the Rouge River in Stouffville (Little Rouge Creek in Markham), southern boundary of the Town, Stouffville Road, the Gateway West Lands and the Western Approach Lands to:</p> <ul style="list-style-type: none">a) Produce a comprehensive FSR (of all the lands) to the satisfaction of the Town and the Region.b) Design, implement and pay for all underground infrastructure upgrades beyond what is included in the Town's 2018 DC Background Study and the Town's November 2018 Water and Wastewater Master Plan Report.c) Prepare a Highway Access Management Plan, Transportation Impact Study and Functional Internal Traffic Study to the Satisfaction of the Town, the Region and the MTO.d) Design, implement and pay for all road infrastructure upgrades along Highway 48 as specified in the Highway Access Management Plan, Transportation Impact Study and Functional Internal Traffic Study.
1.28	<p>The Owner shall agree to install storage lockers or shelving in the garage of each townhouse dwelling unit. The design and installation of the storage lockers or shelving shall be to the satisfaction of the Town. The storage lockers and/or shelving shall be installed in a manner that does not impede the use of garage parking for a standard sedan style vehicle.</p>
1.29	<p>Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner agrees to enter into an agreement with the Town, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.</p>

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1.30	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreements to prepare a Neighbourhood Information Plan for review and approval by the Town as a part of the first Engineering Submission prior to installation in every sales office associated with this plan for the benefit of prospective purchasers. This Neighbourhood Information Plan shall contain, at a minimum, the following as information becomes available:</p> <ul style="list-style-type: none"> a) Sidewalks, including sidewalks connecting to existing external subdivisions; b) Driveways; c) Above ground utilities; d) Naturalized areas; e) Stormwater management ponds and maintenance accesses; f) Parks and open space blocks; g) Transit routes and transit stops (existing and proposed); h) Information of the development of the other Lands owned by the applicant. i) Active transportation routes; j) Canada Post boxes; k) Street furniture; and location of the 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 the Town as the detailed design and approval of the services and features of the plan are finalized. The Town may also require that adjacent land uses be shown as well. The Owner shall agree to implement and post revisions of the Neighbourhood Information Plan as directed by the Town. All display plans shall be reviewed and approved by Town staff prior to their display in the sales office.</p>
1.31	<p>The Owner agrees in the subdivision agreement that firebreak lots within the Draft Plan(s) shall be designated at the time of Site Plan Approval in the Site Plan Subdivision Agreement(s), to the satisfaction of the Fire Chief. The Owner shall also agree in the subdivision agreement to provide a Letter of Credit(s) in the Site Plan Subdivision Agreement(s) in an amount to be determined by the Town at the Site Plan Subdivision Agreement stage to ensure compliance with this condition.</p>
1.32	<p>The Owner shall submit a Master Environmental Servicing Plan (MESP) prepared by qualified professionals to the satisfaction of the Town Engineer prior to the submission of detailed engineering drawings and supporting documentation. The MESP terms of reference will be approved by the Town and Conservation Authority prior to commencement of the study. The MESP shall include for all proposed and future development lands within the area bounded by Hwy 48, Stouffville Road, McCowan Road and the south Town limit. The MESP shall include but not be limited to the following areas of review:</p>

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	<ul style="list-style-type: none">a) Natural Heritage Evaluationb) Hydrogeological Assessmentc) Geotechnical Studyd) Traffic Impact Studye) Water Balance Study, including Feature based Water Balancef) Master Servicing Evaluation
1.33	<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 all the Lands within the subdivision indicating that no further environmental assessment is required in order to file a Record of Site Condition for the applicable land use (If the land use is unknown, Table 2 Residential/Parkland/Institutional Property Use shall be used). Once completed, the Owner shall provide a Letter of Acknowledgement of the filing and approval of a Record of Site Condition from the Ministry of Environment and Climate Change for the land parcel for the applicable land use.</p>
1.34	<p>That prior to registration of the draft plan [19T(W)- 20.004], draft plan approval for draft plan of subdivision 19TM-200011 has been issued by the City of Markham (File Number PLN 20 134853) submitted by Flato Developments Inc. for lands legally described as Part of Lot 31, Concession 7.</p>

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2.0	Town Road Allowances
2.1	The road allowances included within this Draft Plan of Subdivision shall be dedicated as public highways without monetary consideration and shall be free of all encumbrances.
2.2	Public highways, daylighting triangles, etc. shall be designed and constructed in accordance with established municipal standards to the satisfaction of the Town Engineer in his sole discretion.
2.3	The road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region (York Region).
2.4	The Owner agrees and covenants to prepare an on-street parking plan in accordance with a Terms of Reference to be prepared by the Town identifying proposed locations for on-street parking. The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to carry out, or cause to carry out, the recommendations set out in the on-street parking plan, to the satisfaction of the Town.
2.5	The width of Street B shall be increased to 23m by adding a 2.5m Block on the east and west sides of the current 18m road allowance. The daylighting triangles at Street B and Street A shall be adjusted to accommodate the additional width.
2.6	The width of Street A west of Hwy.48 shall be increased in width to accommodate required turning lanes and tapers associated with the detailed functional traffic design of the intersection of Street A and Hwy. 48, without reducing the standard boulevard width per Town Std. WS-105.
2.7	All required 0.3 metre reserves as identified by the Town shall be conveyed to the Town without monetary consideration and shall be free of all encumbrances.
2.8	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the public highways shall be designed and constructed in accordance with established municipal standards to the satisfaction of the Town.
2.9	The Owner shall provide a secondary access to the development from Hwy 48 to the satisfaction of the Town and the MTO. The access will be designed to the satisfaction of the Town and the MTO, including any studies required in support of this design. Should said access be located within privately owned lands outside the subject development, the Owner shall secure an easement agreement with these external landowners to the satisfaction of the Town. All costs associated with said agreements will be borne by the Owner.
2.10	The Owner shall provide a highway access management plan to the Town and MTO for review and approval. The Recommendations of the approved Highway Access Management Plan shall be incorporated into the design and construction of the subdivision at the Owner's expense.
2.11	The Applicant shall pay for the design and all associated widenings, land conveyance along Hwy. 48 as required by the Highway Access Management Plan which shall be to the sole satisfaction of the Town Engineering and other approval

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	authorities.
2.12	The Owner agrees and covenants to enter into agreement(s) with the Town, City of Markham and/or York Region to address any cross jurisdictional (cross municipal) matters and requirements, as identified and to the satisfaction of the Town, City of Markham and York Region.
2.13	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 Hwy 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.
2.14	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the detailed design and the construction of all approved landscaping shall be completed in accordance with the provisions of the approved Streetscape Plan and at no cost to the Town.
2.15	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to provide temporary turning circles 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 restore the streets to their normal condition at the Owner's expense when required by the Town and to the satisfaction of the Town.
2.16	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to submit a Streetscape Plan, prepared by a qualified Landscape Architect in good standing with the O.A.L.A., to the satisfaction of the Town. The Streetscape Plan shall include all roads internal to the Subdivision. The Streetscape Plan shall include a street tree planting plan which shall include target a minimum of one tree per residential lot, spaced at average intervals of 10 metres, recognizing the constraints associated with driveway locations and the placement of above ground utility pads/pedestals, etc. The minimum caliper of trees shall be 70 mm. Where the Owner cannot achieve the tree-planting scheme noted above the Owner shall provide alternate locations for the trees within the municipal right of way to the satisfaction of the Town. The size, spacing and species selected shall be as per the approved Landscape Plans and coordinated with the Composite Utility Plan all to the satisfaction of the Town.
2.17	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 and the Region of York.
2.18	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that an appropriate noise study that recommends noise attenuation features from the pumping station and traffic noise on Hwy 48 for all lots and blocks shall be prepared to the satisfaction of the Town prior to the entering into of a Site

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	Plan Agreement for the said Blocks. The Owner agrees and covenants in the future Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Town.
2.19	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that if deemed appropriate, noise fences adjacent to the 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.

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3.0	General Transportation
3.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to prepare an Active Transportation Plan that provides details on the location of the Heritage Walkway, all sidewalks, and bicycle routes to the satisfaction of the Town and York Region (York Region).
3.2	Prior to final approval, the intersection of Street "A" and Hwy 48 and the closure of Dickson Hill Road, shall be designed to the satisfaction of the City of Markham, the Town and MTO and shall include for interim and or permanent intersection works, turning lanes, profile adjustments, illumination and signalization as deemed necessary.

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4.0	Land Conveyances - Town
4.1	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to construct an appropriate fence along the following lots/blocks to the Town:</p> <ul style="list-style-type: none">a) Block 5 for sight triangle purposes;b) Blocks 6 to 8 for easement purposes for temporary turning circles/cul-de-sacs; and,c) Blocks 9 and 10 for environmental buffer blocks.

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5.0	Water and Sanitary
5.1	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.
5.2	No Service allocation shall be provided to this development until a satisfactory servicing solution is design by Owner's Consultants and approved by the Town in collaboration with peer reviews including Town Water and Wastewater Model Analysis all to the sole satisfaction of the Town Engineer. Staff will report back to council with allocation requests for this development when satisfactory servicing is designed for this development or a strategy for servicing is approved by the Town Engineer.
5.3	Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation by the Town.
5.4	The Owner shall design, construct, maintain, operate and be financially responsible for a private temporary sanitary pumping station (SPS) to service the subject lands. The design of said temporary SPS shall be provided to the Town and the approval authorities for review and acceptance. The SPS will be privately owned and maintained with no obligation to Town for assumption in future.
5.5	The Owner shall provide an engineering drawing(s) showing the layout of the watermains and sewers to the Community Planning and Development Services Branch at York Region for review and confirmation prior to final approval (York Region).
5.6	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the Owner shall save harmless the Town of Whitchurch-Stouffville and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated (York Region).
5.7	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to be responsible for maintenance of adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the Town or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to pay for the costs of the Town's contractor who will undertake the necessary measures including flushing the water system and sampling for chlorine residuals on a regular basis determined by the Town. The

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	Owner shall also be responsible for the costs associated with the metered consumption of water used in the program.
5.8	The Owner shall undertake the design and construction of the Development Charge Eligible projects W04, W05, W57 and WW35 as part of the internal servicing of their lands and shall construct these projects to the sole satisfaction of the Town Engineer. The proposed water system will be required to include at minimum two independent connections to the existing water system in all independent phases of development. The proposed water system (as noted above) will be required to be completed for the entire development. A phased approach, with only one water main connection, will be allowed for a limited number of lots.
5.9	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 and the City of Markham that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision. The hydrogeological study is also to provide technical input to proposed servicing of the site with respect to conflicts with groundwater, control of groundwater during servicing, the need to obtain a Permit to Take Water and specifically the proposed design of Low Impact Development (LID) measures. The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Town.
5.10	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).
5.11	Where proposed water system and sanitary sewer alignments are within privately owned lands outside the subject development, the Owner shall secure easement agreements with these external landowners to the satisfaction of the Town. Should these lands become registered as public road allowances prior to decommissioning on the works, the noted easement agreements will be transferred to the Town. All costs associated with said agreements will be borne by the Owner.
5.12	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that Final Approval of the Draft Plan, or any phase thereof, shall be subject to adequate sanitary sewer capacity and water supply being allocated to the Subdivision by the Town.
5.13	The Owner shall design, construct, maintain, operate and be financially responsible for an independent forcemain discharging to the YDSS west sewer. Additionally, the Owner shall design, construct, maintain, operate and be financially responsible for a gravity sewer to the YDSS along McCowan Road, until such time as this sewer is assumed by the appropriate approval authority in accordance with future agreements. Under no circumstance will a gravity sewer discharging to a sanitary pumping station be assumed by the Town. Under no circumstance shall a proposed forcemain be discharged to an existing forcemain connected to an independent

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	SPS. The proposed forcemain or gravity sewer will be a non-DC project with all the costs to be borne by owner/s or its successors.
5.14	Where a privately owned forcemain is located within a public road allowance at the time of registration of the plan of subdivision, the Owner shall enter into an easement agreement with the Town. All costs associated with said agreements will be borne by the Owner.
5.15	Where a privately owned forcemain is located within a public road allowance owned by the Province (Hwy 48), the Owner shall enter into a road occupancy agreement with the Province for said works. All costs associated with said agreements will be borne by the Owner. Should the subject infrastructure be decommissioned, as the result of the availability of a permanent servicing solution, the Owner shall remove said infrastructure to the satisfaction of the Province.
5.16	The temporary SPS and forcemain will be decommissioned to the satisfaction of the Town at such time as a permanent sanitary infrastructure servicing solution is available. The cost of decommissioning will be the financial responsibility of the Owner.
5.17	The Owner is to acknowledge that Sam's Way, Rougeview Drive, the private SPS and the associated private forcemain are not assumed by the Town and are under the jurisdiction of a private landowner (Smart Centres). These lands are described as the lands east of Hwy 48, South of Hoover Park Drive, west of Rouge River and north of the south limit of the Town. Prior to assumption of Sam's Way and Rougeview Drive by the Town, the Owner will not be permitted to place proposed infrastructure in these lands without approval by this landowner. In addition, the Owner will not be permitted to connect to existing infrastructure within these lands.
5.18	<p>The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Whitchurch-Stouffville:</p> <ul style="list-style-type: none">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; andb) 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. (York Region)
5.19	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. (York Region)
5.20	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. (York Region)

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5.21	<p>The Owner shall agree to reserve an unobstructed location for the future construction of the passenger standing areas/shelter pads identified below:</p> <p>On Street: Street A At Street: Street B Location: Northeast corner Standard Specifications: YRT 1:01</p> <p>On Street: Street A At Street: Street B Location: Southeast corner Standard Specifications: YRT 1:01 (York Region)</p>
5.22	<p>The Owner shall agree that no development works shall be undertaken on Blocks 1 and 2 without Site Plan approval from the Region. (York Region)</p>

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6.0	Environmental
6.1	<p>That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detail engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Functional Servicing and Preliminary Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated May 2021, as amended to the satisfaction of 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 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; c) Appropriate stormwater management techniques which may be required to control minor and major flows; d) The Private Open Space / Underground Stormwater Facility (Block 3) shall be appropriately sized to control the minor and major flows (up to the 100 year design storm) to the allowable release rates. Should Block 3 require additional area it will not be extended into the environmental features and/or hazard lands and their associated buffers as identified to the approval of the TRCA; 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, to the maximum extent technically feasible; 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 maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be likely impacted by the development; i) An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential

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	<p>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>Development, Interface with Wetlands and Alterations to Shorelines and Watercourses Regulation</i> (Ontario Regulation 166/06), as may be amended.</p>
6.2	The Owner shall prepare an updated Natural Heritage Evaluation for the site to the satisfaction of the TRCA. (TRCA)
6.3	The Owner shall prepare a tree protection and preservation plan for the site to the satisfaction of the Town and TRCA. (TRCA)
6.4	That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA (see TRCA's letter dated July 12, 2021).
6.5	<p>That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA and the Town of Whitchurch-Stouffville. The submission shall include:</p> <p>(a) a description of the storm drainage system (quantity and quality) for the proposed development;</p> <p>(b) appropriate stormwater management techniques which may be required to control minor and major flows; storage volumes provided must meet the Town's requirements and any additional storage must be provided within the development limits, not within the natural system;</p> <p>(c) appropriate Stormwater Management (SWM) practices 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 relates to the natural system, both aquatic and terrestrial, including a bio-retention facility for feature-based water balance;</p> <p>(d) Low Impact Development (LID) measures to promote infiltration, reduce run-off and maintain water balance for the plan area to achieve average annual water balance and 5mm on-site retention;</p> <p>(e) detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;</p> <p>(f) an evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential</p>

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	<p>impacts to natural features due to groundwater withdrawal, mitigation, and any permitting requirements;</p> <p>(g) grading plans for the subject lands;</p> <p>(h) 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;</p> <p>(i) the location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the <i>Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation</i> (Ontario Regulation 166/06), as may be amended; and</p> <p>(j) a response indicating how TRCA's detailed comments dated July 12, 2021, on the Draft Plan of Subdivision Application 19T(W) -20.004 have been addressed and incorporated into the detailed engineering report (or reports) and plans.</p>
6.6	That the applicant submits the final Hydrogeological Study, Final Water Balance Report, and final Groundwater Monitoring results to inform / support the LID proposal, and any mitigation proposal for the wetland.
6.7	That the applicant submit the Meander Belt Assessment, to the satisfaction of TRCA.
6.8	That the final EIS be prepared and submitted to the satisfaction of TRCA. The EIS is to include a woodland assessment of the entire woodland.
6.9	That all trails be located outside of the natural features and preferably outside of the buffers. If placed within the buffer, it should be directed to the outermost edge of the buffer on the development side.
6.10	That the Open Space Blocks 9 and 10 be dedicated to the Town of Whitchurch-Stouffville, free of all charges and encumbrances, to the satisfaction of TRCA and the Town.
6.11	That prior to any site alteration and prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the <i>Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation</i> (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
6.12	That, prior to final registration, the owner pays all applicable review fees and clearance fees to the TRCA, in accordance with TRCA's fee schedule in effect at the time.
6.13	<p>That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:</p> <p>i. to carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval (see TRCA's letter dated July 12, 2020);</p> <p>ii. to install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the</p>

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	<p>construction period, until the site has been stabilized, in a manner satisfactory to TRCA;</p> <p>iii. to install / provide any required LID measures proposed as part of the overall stormwater management strategy in the approved SWM plan;</p> <p>iv. to prohibit grading works within the Blocks 9 and 10, unless approved by TRCA;</p> <p>v. to obtain all necessary permits from TRCA pursuant to the <i>Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation</i> (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA; and</p> <p>vi. to comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.</p>
6.14	That the Owner provides a detailed letter to TRCA indicating how and when each TRCA condition of draft approval has been addressed.
6.15	That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.
6.16	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that prior to the registration of this Plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of the TRCA (TRCA).
6.17	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 and Climate Change guidelines, the Town's current Fill By-Law 2017-017-RE as may be amended from time to time and or other guidelines as appropriate, to the satisfaction of the Town
6.18	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 and Climate Change for the entire land parcel for the applicable land use. Table 2 from the MOECC guidelines for Residential/Parkland/Institutional Property Use shall be used.
6.19	As the site is within a Wellhead Protection Area, the Owner is encouraged to use best management practices during construction and post-construction with respect to the handling and storage of chemicals.
6.20	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.

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7.0	Stormwater Management
7.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that all underground stormwater management tanks, fixtures and devices will be owned and maintained by the Owner(s) (or their successor(s)). The Town will be granted an easement over all stormwater management infrastructure that services the publicly owned ROWs.
7.2	The Owner shall prepare an enhanced planting plan for the stormwater management pond to the satisfaction of the Town and TRCA. (TRCA)
7.3	<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 the 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; <p>To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.</p>
7.4	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to implement LID initiatives within Lands in conjunction with TRCA permits and approvals at no cost to the Town and the TRCA. The LID initiatives will be vetted with the Town and TRCA prior to design finalization and any recommendations by the Town and/or TRCA shall be incorporated into the design of the LIDs all to the satisfaction of the Town Engineer.
7.5	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that the provision of Low Impact Development (LID) strategies within this site may not be used to offset the hydrologic and/or hydraulic considerations for the stormwater management facilities for this site.

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8.0	Architectural Control
8.1	The Owner agrees and covenants in the Subdivision Agreement and/or other Town agreement to incorporate the requirements and criteria of the Town approved architectural control manual into all municipal works and Landscaping, where relevant, site plan and building permit applications within the Draft Plan.
8.2	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to have the design consultant who prepared the approved architectural control manual to certify that each residential building permit application is designed in accordance with the said approved manual prior to the building permit being issued by the Chief Building Official. Further, the cost associated with the review and certification of the residential building permit application by the control architect shall be borne by the Owner.

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9.0	Utilities
9.1	The Owner shall prepare an overall composite utility plan to the satisfaction of the Town and all affected authorities/service providers, prior to the execution of the Subdivision Agreement and or other Town Agreements.
9.2	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements that hydro electric, telephone, high speed broadband width telecommunication services, gas and television cable services, shall be constructed at no cost to the Town, as underground facilities within the public highway allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the Town and affected authorities/service providers.
9.3	The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements to enter into any Agreement(s) required by any applicable utility companies to undertake the installation of utilities consistent with the approved Composite Utility Plan.
9.4	<p>The Owner agrees and covenants in the Subdivision Agreement and/or other Town Agreements with respect to the provision of natural gas distribution to:</p> <ul style="list-style-type: none"> 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.
9.5	<p>Scoped List of Reports/Studies to be submitted to the Town in accordance with the above conditions:</p> <ul style="list-style-type: none"> a) Soils/Geotechnical report b) Preliminary Servicing Study and Stormwater Management Analysis c) Traffic Impact Study d) Noise Impact Study e) Water System Analysis and Report

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	<ul style="list-style-type: none">f) Phase Two Environmental Site Assessment (ESA) reportg) Hydrogeological Impact Studyh) Oak Ridges Moraine Conservation Plan Environmental Reporti) Engineering Report (or Reports), Erosion and Sediment Control, FSR, LID reportsj) Architectural Control Manualk) Cultural Heritage Impact Assessmentl) Arborist Report
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10.0	Canada Post and Bell Canada
10.1	<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"> a) The location of community mailboxes; b) An appropriately sized section of concrete pad as per municipal standards to place the community mailbox on; c) Any required walkways across the boulevard, as per Town requirements; and, <p>Any required curb depressions for wheelchair access to the satisfaction of the Town and Canada Post.</p>
10.2	<p>The Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, Landscaping enhancements (tree planting) and bus pads.</p>
10.3	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.</p>
10.4	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be prepared a minimum of 30 days prior to the date of first occupancy.</p>
10.5	<p>The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.</p>
10.6	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements that, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town.</p>
10.7	<p>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.</p>

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10.8	The Owner shall be responsible to ensure that the correct pads referred to in Condition 21.1(b) are constructed satisfactory to Canada Post and sufficient for the intended purpose as determined by Canada Post. Prior to Final Acceptance as requested by Canada Post the Owner shall make provision for temporary Mailbox Locations to remedy any immediate delivery issues.
10.9	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.
10.10	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.
10.11	The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
10.12	It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
10.13	If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
10.14	To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.
10.15	Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

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11.0	Sustainability Measures
11.1	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to prepare a sustainability handout that will be provided to all future homeowners. This handout will be prepared to the satisfaction of the Town.
11.2	<p>The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements that the following upgrade options to be offered at no cost to a minimum of 100% of lots/homebuyers:</p> <ul style="list-style-type: none"> a) Rain Barrels; b) Solar Ready Package; c) Programmable Thermostats; d) 90EF Condensing Hot Water heater; e) Dual flush toilets; f) Low Flow Shower Heads; g) Spray Foam Insulation of Garage; h) Energy Saving Lights (100%CFL); i) Hot Water Thermostat; and, j) Clothes Line.
11.3	The Owner agrees and covenants in the Subdivision Agreements and/or other Town Agreements to prepare a construction waste plan to ensure diversion of at least 50% of the waste generated from the Draft Plan to the landfill.

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12.0	Ministry of Transportation
12.1	Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of Stormwater Management Report, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.
12.2	Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Traffic Impact Study addressing the anticipated traffic volumes and their impact on Highway 48.
12.3	Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of the proposed site Lighting Design and Calculations in the isometric format, using AGI-32 and Auto-Lux.
12.4	All the design plans for the intersection of Hwy 48 and Dixon Hill Road and the associated traffic signals (if warranted) must be reviewed and approved by MTO.
12.5	Ministry Clearance Letter must be issued before the Draft Plan of Subdivision can be registered and permits issued.
12.6	Once all Ministry approvals and clearances are obtained and Draft Plan of Subdivision is registered, MTO request the M-Plan to be submitted to MTO for our file.
12.7	Proposed emergence access to this development, must be obtained via local streets.
12.8	If the site is going to be constructed in phases, each phase will require a separate clearance letter from the Ministry.

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13.0	External and Internal Clearances (Town)
13.1	<p>Prior to release for registration of the Draft Plan, or any phase thereof, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:</p> <ul style="list-style-type: none"> a) York Region shall advise that Conditions 1.18, 1.25, 1.27, 2.3, 2.12, 2.17, 3.1, 5.5, 5.6, 5.10, 5.18, 5.19, 5.20 to 5.22, have been satisfied; b) TRCA shall advise that Conditions 6.1 to 6.16, and 7.2 to 7.4 have been satisfied; c) Canada Post shall advise that Conditions 10.1 to 10.8 have been satisfied; d) Bell Canada shall advise that Conditions 10.9 to 10.15 have been satisfied; and, e) Ministry of Transportation shall advise that Conditions 12.1 to 12.8 have been satisfied.