

# SCHEDULE 'A'

## CONDITIONS OF DRAFT APPROVAL

File: 21T-21002C

Subject: Draft Plan of Subdivision  
Rice Commercial Group on behalf of Tullamore Industrial GP Ltd.  
0 and 12245 Torbram Road, and 12542 Airport Road;  
Part of Lots 18, 19 and 20, Concession 6 East of Hurontario Street; Part of Lots the Road Allowance Between Lots 17 and 18, Concession 6 East of Hurontario Street; Town of Caledon; Regional Municipality of Peel

**Draft Plan Approval Date:** March 10, 2025.

This approval applies to the Draft Plan of Subdivision prepared by Weston Consulting and dated February 11, 2025 (the "Plan").

In accordance with By-law 2016-106, as amended, the Manager of Development in the Planning Department has approved the above noted Draft Plan of Subdivision pursuant to Subsection 51(31) of the Planning Act and subject to the lapsing provisions and Conditions listed below.

Approval of the Draft Plan of Subdivision shall lapse at the expiration of **3** years of the date of approval of the Draft Plan of Subdivision.

If the Owner wishes to request an extension of the foregoing **3** year period, a written explanation stating why the extension is necessary and the required processing fee must be submitted to and received by the Planning Department at least **180** days prior to the lapsing date.

The Manager of Development in the Planning Department may withdraw approval of the Draft Plan of Subdivision or change the Conditions listed below at any time.

**NOTE:** 'Town' is The Corporation of the Town of Caledon  
'Region' is The Regional Municipality of Peel

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN OF CALEDON REGION OF PEEL	1.	The Owner shall enter into a Town of Caledon Subdivision Agreement or any other necessary agreements executed by the Owner, the Town and the Region or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Town and the Region respecting the development of these lands in accordance with the latest	DEVELOPMENT PLANNING LEGAL SERVICES REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws.	
TOWN	2.	Prior to the preparation of any agreement, the Owner shall pay to the Town all fees and costs set out in the Fees By-law for the preparation and registration of the agreement and all documents necessary to give effect to the approval of the Plan of Subdivision.	LEGAL SERVICES DEVELOPMENT PLANNING
TOWN	3.	Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage prepared and signed by an Ontario Land Surveyor, to the satisfaction of the Town of Caledon.	ZONING
TOWN	4.	<p>Prior to registration, the Owner shall provide a certificate signed by an Ontario Land Surveyor and the Owner, stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan, to the satisfaction of the Town.</p> <p>Alternatively, if the plans are not the same, the certificate shall identify any differences between the proposed registered plan and the latest draft plan, to the satisfaction of the Town.</p>	DEVELOPMENT PLANNING
TOWN	5.	Prior to registration, the Owner shall provide a site-specific Development Phasing Plan, if required, to outline the intended sequence of development within the Plan, both geographically and chronologically, including the provision of necessary supporting road and servicing infrastructure, community features, the treatment of significant natural features and the provision of services, all to the satisfaction of the Town of Caledon.	DEVELOPMENT PLANNING NATURAL HERITAGE
TOWN	6.	<p>1) A clause shall be included in the subdivision agreement stating that the Owner shall include the following warning clauses in a Schedule to all Purchase and Sale, or Lease Agreements for all lots/blocks in the Plan:</p> <p>a) "Purchasers and/or tenants are advised that the following uses exist in the area:</p> <ul style="list-style-type: none"> <li>• Environmental uses, parks and trails</li> <li>• Residential uses</li> </ul> <p>b) "Purchasers and/or tenants are advised that any adjacent open spaces, greenway corridors, greenlands, valleylands, woodlots, natural features and stormwater management facilities will be left in a naturally vegetated condition and receive minimal maintenance. Uses such as private picnic, barbeque or garden areas, storage of materials and/or dumping of refuse or plowed snow are not permitted on these lands."</p>	DEVELOPMENT PLANNING DEVELOPMENT ENGINEERING LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>c) "Purchasers and/or tenants are advised that fencing along the lines of lots and/or blocks abutting public lands is a requirement of the Subdivision Agreement and/or Site Plan Agreement and that all required fencing and barriers shall be constructed with all fencing materials including foundations, entirely on private property as shown on the approved construction drawings. The fencing installed shall not be altered in any way, including the addition of gates. Any costs to repair modifications will be the responsibility of the Owner. The maintenance of the fencing shall meet Town of Caledon By-laws and shall be the sole responsibility of the lot owner to maintain. To view approved drawings, please contact the Town of Caledon, Planning and Development Department."</p> <p>d) "Purchasers and/or tenants are advised to confirm with the Town of Caledon final locations of street trees, sidewalks, infrastructure and utilities that may be located on or adjacent to the property they are purchasing or leasing."</p> <p>e) "Purchasers and/or tenants are advised that street trees and lot planting are a requirement of the Subdivision Agreement and/or Site Plan Agreement. The Town of Caledon will not accept requests for changes to tree species types or the elimination of any planting. Utility locations, setbacks and driveway locations may cause landscape modifications or deletions on blocks. Purchasers and/or tenants are advised to confirm with the developer's consulting landscape architect or the Town of Caledon, Parks and Natural Heritage for proposed locations of any landscape features. Purchasers and/or tenants are advised that existing trees that have been retained on private lots are the sole responsibility of the lot owner and/or tenant to maintain."</p>	
TOWN	7.	<p>A clause shall be included in the Subdivision Agreement stating that prior to assumption, the Owner shall:</p> <ol style="list-style-type: none"> <li>1. Prepare and submit a chart to the Town, outlining all the terms and conditions of the Subdivision Agreement that must be fulfilled prior to assumption; and,</li> <li>2. Provide evidence of compliance with all terms and conditions of the Subdivision Agreement and any other applicable agreement, at its sole cost and expense to the Owner,</li> </ol> <p>all to the satisfaction of the Town.</p>	<p>LEGAL SERVICES</p> <p>DEVELOPMENT PLANNING</p> <p>DEVELOPMENT ENGINEERING</p>

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	8.	Prior to registration, the Owner shall provide evidence of compliance with all of the conditions of draft approval, at its sole cost and expense, to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	9.	<p>1) Prior to registration, the Owner shall erect a sign of a minimum size of 1.2 m by 1.2 m on all open space blocks, environmental blocks, berms/buffers blocks, stormwater management facilities blocks, maintenance blocks, and industrial blocks, and future or phased development blocks.</p> <p>2) The signage and location shall be approved by the Town prior to the erection of the sign(s) on the property.</p> <p>3) A clause shall be included in the subdivision agreement stating that the Owner shall maintain these signs in good condition until such time as all building permits have been issued, at which time the Owner shall remove these signs.</p>	DEVELOPMENT PLANNING
TOWN	10.	A clause shall be inserted in each of the grading, servicing and subdivision agreements acknowledging that no Committee of Adjustment application and/or Building Permit application is appropriate to issue prior to registration of the subdivision for any reason.	DEVELOPMENT PLANNING
TOWN	11.	As a condition of registration of this Plan or any phase thereof, the Owner shall install all required bus stops and shelters identified in the approved Transportation Impact Study. All costs associated with bus stops and shelters shall be 100% the responsibility of the Owner. Clauses shall be included in the Subdivision Agreement in respect of same.	DEVELOPMENT PLANNING
TOWN	12.	Prior to registration, the Owner shall submit detailed Landscape Construction Drawings prepared by a Certified Landscape Architect, to the satisfaction of the Town. The Landscape Construction Drawings shall address, but not be limited to, a heavily landscaped berm (preferably with coniferous plantings) of 20 metres in width along the rear and side lot lines of the single detached dwellings fronting Torbram Road and immediately adjacent to Block 1, 7 and 8 of the Draft Plan of Subdivision.	DEVELOPMENT PLANNING
TOWN	13.	<p>1) Prior to offering units for sale and no later than registration, the Owner shall provide or cause to be provided, information on universal design options available to purchasers within the development, including, but not limited to, a list of available universal design features (i.e. ramps, handrails, etc.), floor plans, specifications and approximate cost, to the Town for approval. A list of suggested universal design features is available on the Town's website. The Owner shall notify any prospective builder of this requirement.</p> <p>2) Prior to offering units for sale, the Owner shall provide proof</p>	ACCESSIBILITY

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>of the display of information regarding universal design features available for purchasers, in a place readily available to the public within the Sales Office, to the satisfaction of the Town. In the alternative, if a sales office does not exist, the owner shall provide promotional advertising material (i.e. brochures, websites, etc.) that include information regarding universal design features available for purchasers, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the Subdivision Agreement to reflect 1) and 2) above.</p>	
TOWN	14.	<p>1) Prior to registration, the Owner's surveyor shall submit to the Town, horizontal coordinates of all boundary monuments for the draft approved plan of subdivision. These coordinates are to be based on 6 degree UTM Projection and NAD83 Datum.</p> <p>2) Prior to each, grading, servicing and registration of the Plan, the Owner shall provide a digital submission of the Plan to the Town, in accordance with the Town's Digital Submission Standard requirements, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the Subdivision Agreement stating that after registration of the Plan, the Owner shall provide a digital submission of the Plan to the Town, in accordance with the Town's Digital Submission Standard requirements, to the satisfaction of the Town.</p>	INFORMATION TECHNOLOGY
TOWN	15.	<p>Prior to any grading, servicing, demolition, construction or other site works on the portion of the subject lands containing the Cathcart Site (AKGw-565) and the Irwin Little Site (AkGw-566), the Owner shall:</p> <p>1) Retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stages 4 Archaeological Assessment of the Cathcart Site (AKGw-565) and the Irwin Little Site AkGw-566) to the satisfaction of the MCM and the Town.</p> <p>2) Submit all finalized archaeological assessment reports, in PDF format, and the MCM compliance letters indicating that all archaeological licensing and technical review requirements have been satisfied, the reports have been accepted into the Public Registry, and all archaeological concerns for the sites have been addressed and they have no further cultural heritage value or interest, to the satisfaction of Heritage staff at the Town.</p>	HERITAGE
TOWN	16.	A clause shall be included in the Grading, Servicing and Subdivision Agreements stating that the Owner:	HERITAGE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ol style="list-style-type: none"> <li>1) Agrees and acknowledges that no demolition, construction, grading or any other soil disturbances shall take place on the portion of the subject lands containing the Cathcart Site (AKGw-565) and the Irwin Little Site AkGw-566) prior to the Town receiving, to the satisfaction of Heritage staff, the completed archaeological assessment report(s) and the MCM compliance letters indicating that all archaeological licensing and technical review requirements have been satisfied, the reports have been accepted into the Public Registry, and all archaeological concerns for the sites have been addressed and they have no further cultural heritage value or interest, to the satisfaction of Heritage staff at the Town.</li> <li>2) The Owner shall protect the Cathcart Site (AKGw-565) and the Irwin Little Site AkGw-566) from construction as specified by the MCM until such time as all archaeological concerns for the sites have been addressed and they have no further cultural heritage value or interest, to the satisfaction of MCM and Heritage staff at the Town.</li> <li>3) The Owner shall avoid and/or mitigate, to the satisfaction of the Ministry of Citizenship and Multiculturalism (MCM) and the Town, any archaeological resources that are identified through new information or documentation which may be received following the acceptance of archaeological assessment(s) by the MCM and clearance of archaeological concerns for the Owners Lands by the Town.</li> <li>4) The Owner shall immediately stop all work on the Owner's Lands and notify the Town's Heritage staff, Commissioner of Planning &amp; Development, and the MCM in the event that deeply buried archaeological resources are found during the course of any grading or related works on the Owner's Lands. Any and all work related to the discovery of deeply buried archaeological resources shall be carried out by the Owner, at their expense, to the satisfaction of the MCM and the Town's Heritage staff.</li> </ol>	
TOWN	17.	<p>A clause shall be included in the Subdivision Agreement stating that:</p> <ol style="list-style-type: none"> <li>1) Any default by the Owner under the Heritage Easement Agreement for the Shaw Farmhouse shall be deemed to be a default under the terms of the Subdivision Agreement.</li> </ol>	HERITAGE
TOWN	18.	<p>Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage prepared and signed by an Ontario Land Surveyor, to the satisfaction of the Town of Caledon.</p>	MUNICIPAL NUMBERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	19.	Prior to servicing, if required, all streets shall be named to the satisfaction of the Town and Region. In this regard, the Owner shall review the Town's and Region's Street Naming Guidelines and submit a list of proposed street names incorporating appropriate historical references to the Town.	MUNICIPAL NUMBERING
TOWN	20.	<ol style="list-style-type: none"> <li>1) Prior to servicing and prior to registration, the Owner shall obtain municipal address numbers from the Town.</li> <li>2) A clause shall be included in the Subdivision Agreement requiring that these numbers be permanently embedded in or attached to the exterior of each dwelling once the dwelling is built and/or a permanent municipal address number sign be installed immediately upon receipt of a Building Permit as per the Town's Municipal Numbering By-law and Guidelines.</li> <li>3) A clause shall be included in the Subdivision Agreement requiring that both the lot or block/unit number and corresponding municipal address be displayed on all lots and blocks in a prominent location, until such time that the lot/block is transferred.</li> </ol>	MUNICIPAL NUMBERING
TOWN	21.	A clause shall be included in the Subdivision Agreement stating that the Owner shall not use any stormwater management ponds, environmental protection areas and woodland buffer blocks for stock piling or storage of any construction materials, including topsoil.	LANDSCAPE
TOWN	22.	<p>The following comment is applicable as a condition of draft plan approval:</p> <ol style="list-style-type: none"> <li>1. Prior to Registration, the applicant agrees: <ol style="list-style-type: none"> <li>a) The site-specific Urban Design Brief shall be approved to the satisfaction of the Town.</li> </ol> </li> </ol>	URBAN DESIGN
TOWN	23.	A clause shall be included in the Subdivision Agreement stating that the Subdivision Agreement is made for business purposes and is a 'business agreement' as defined under the Limitations Act, 2002, as amended. Further, no limitation periods set out in the Limitations Act, 2002 other than the ultimate limitation period set out in section 15 of the Act shall apply to this Subdivision Agreement and the obligations imposed therein.	LEGAL SERVICES
TOWN	24.	Prior to registration of the plan of subdivision, the land qualifier on all the Properties must be converted from LT Conversion Qualified to LT Absolute Plus.	LEGAL SERVICES
TOWN	25.	The Owner shall convey/dedicate, gratuitously and free and clear of all encumbrances, any required parks, open space, trails, road or highway widenings, 0.3 m (1 ft) reserves, walkways, daylight	DEVELOPMENT PLANNING LEGAL SERVICES

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		triangles, buffer blocks, stormwater management facilities, maintenance blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority.	NATURAL HERITAGE
TOWN	26.	The Owner shall provide the Town with postponements for any and all encumbrances of the subject lands postponing such encumbrance(s) and subordinating it in all respects, to any and all agreements entered into between the Owner and the Town, or, the Owner, the Town and the Region, as required by the Town.	LEGAL SERVICES
TOWN	27.	Prior to any grading, servicing, tree removal, topsoil stripping, dumping or removal of fill, or altering the lands in any way, the Owner shall enter into the applicable grading/servicing agreement with the Town. The Owner shall post all necessary securities and pay all necessary fees as required by the Town. The Owner is also required to obtain the necessary clearances for all other applicable draft plan conditions associated with grading, servicing or altering the lands in any way.	DEVELOPMENT ENGINEERING LANDSCAPE
TOWN	28.	<p>Prior to any servicing of the Plan, the Owner will be required to prepare a detailed Stormwater Management Report together with the necessary hydrology to ensure that the proposed stormwater facilities and associated infrastructure required for this plan have been designed in accordance with the Final Approved Comprehensive Impact Study and Management Plan &amp; Scoped Subwatershed Study, final Functional Servicing &amp; Stormwater Management Report, and the latest Provincial and Town requirements.</p> <p>a) A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to carry out, the recommendations set out in the reports to the satisfaction of the Town. In this regard, the Owner shall be responsible to outlet all stormwater flows from the Plan to adequate and acceptable outlet, all to the satisfaction of the Town and Toronto Region Conservation Authority.</p>	DEVELOPMENT ENGINEERING
TOWN	29.	<p>Prior to any grading or servicing of the Plan, the Owner shall submit an Erosion Sediment Control (ESC) monitoring program and plans, in conformance with the Greater Golden Horseshoe Area Conservation Authorities publication "Erosion and Sediment Control Guidelines for Urban Design", to be undertaken during all construction phases of the plan until the subdivision is assumed by the Town. If, in the opinion of the Town enough progress has been made in establishing and implementing the ESC monitoring program, servicing and/or grading activities may be allowed to begin within the lands.</p> <p>a) A clause shall be included in the Grading, Servicing and</p>	DEVELOPMENT ENGINEERING



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Subdivision Agreement stating that the Owner shall implement the ESC monitoring program during construction on the lands until such time that the subdivision is assumed, all to the satisfaction of the Town.	
TOWN	30.	Prior to any grading or any site alteration of the Plan, the Owner shall prepare a Topsoil Management Report and Plan with the objective of minimizing excess soil generated from the site to the satisfaction of the Town. The Topsoil Management Plan shall detail the location, size, side slopes, stabilization methods and time of storage of the topsoil stockpile all to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	31.	<p>Prior to any Servicing of the Plan, a detailed soils investigation/report shall be prepared by a Geotechnical Engineer and submitted to the Town for review and approval.</p> <ul style="list-style-type: none"> <li>a) The report is to provide design and construction criteria for all berms within the Stormwater Management Blocks and required for noise mitigation.</li> <li>b) The report is to provide monitoring and maintenance programs for the berms located in the Stormwater Management Blocks 12, 13 and 14.</li> <li>c) A clause shall be included in the subdivision agreement stating that the Owner carry out, or cause to be carried out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the Town.</li> </ul>	DEVELOPMENT ENGINEERING
TOWN	32.	A clause shall be included in the subdivision agreement stating that the Owner shall be responsible to acquire all applicable approvals from provincial authorities to facilitate and permit the Stormwater Management Strategy. The Owner further agrees to provide the Town with monitoring and inspection report to ensure ongoing compliance.	DEVELOPMENT ENGINEERING
TOWN	33.	<p>A clause shall be included in the subdivision agreement stating that the Owner shall be responsible to maintain all Stormwater Management Facilities required to service the Plan until the subdivision is assumed by the Town in accordance with current Town design standards and policies and all requirements identified within the Town's Subdivision Agreement, all to the satisfaction of the Town. In this regard the Owner shall:</p> <ul style="list-style-type: none"> <li>a) operate and maintain all Stormwater Management Facilities as outlined in the Operations and Maintenance manuals;</li> <li>b) supply the Town with inspection and maintenance records for all Stormwater Management Facilities upon request;</li> <li>c) ensure the Town's Monitoring Plan is implemented and any</li> </ul>	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>resulting monitoring data is recorded in an electronic database and provided to the Town upon request;</p> <p>d) maintain all monitoring, inspection and maintenance records on site to provide to Ministry of Environment, Conservation and Parks' staff upon request; and</p> <p>e) maintain all securities held for the monitoring and maintenance of the Stormwater Management Facility in full until the noted facilities have been assumed by the Town.</p>	
TOWN	34.	A clause shall be included in the subdivision agreement stating that all internal and external municipal servicing required to service the noted draft plan must be designed and constructed in accordance with the approved Final Functional Servicing & Stormwater Management Report prepared by Crozier Consulting Engineers.	DEVELOPMENT ENGINEERING
TOWN	35.	Prior to registration, the Owner agrees to design and construct any interim works on Torbram Road, as determined by the Town, entirely at the Owner's cost all to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	36.	Prior to any servicing, the Owner shall design the municipal services within the Plan, including the storm drainage system, to sizes that will accommodate the future development lands external to the Plan to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	37.	Prior to any servicing, all engineering and landscaping drawings must be prepared to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	38.	Prior to registration of the plan, the Owner shall submit a Record of Site Condition in accordance with Ontario Regulation 153/04 for all lands within this plan.	DEVELOPMENT ENGINEERING
TOWN	39.	As a condition of registration, any temporary circles required to support the development are to be designed to the latest Town standards. Turning circles located on external lands will require an agreement with that landowner and the turning circles are to be shown on the future M-Plan.	DEVELOPMENT ENGINEERING
TOWN	40.	A clause shall be included in the subdivision agreement stating that a 0.3 metre reserve be provided on all roadway networks between Draft Plans of Subdivision.	DEVELOPMENT ENGINEERING
TOWN	41.	The Owner acknowledges that the Town's Multi Modal Transportation Master Plan has the right of way width for Torbram Road at 36 metres; therefore, the Owner is to provide the Town will sufficient land so that there is 18 m from the center line of the Road.	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	42.	<p>A clause shall be included in the Servicing and Subdivision Agreements stating that the Owner agrees to:</p> <ul style="list-style-type: none"> <li>a) size stormwater services and provide a service connection on Block 6 to accommodate and facilitate future road construction in Block 6.</li> <li>b) provide a conceptual profile for the road within Block 6.</li> <li>c) grade Block 6 such that drainage is directed to Town owned lands and the future road can be constructed without the requirement of retaining walls in the right of way.</li> <li>d) The Owner agrees that prior to Registration of the Plan that minor redline revisions can be made to the Plan for to alter the alignment of Block 6.</li> </ul>	DEVELOPMENT ENGINEERING
TOWN	43.	A clause shall be included in the subdivision agreement stating that the owner agrees to provide easements sufficient in size to service drainage from external private and Town owned lands	DEVELOPMENT ENGINEERING
TOWN	44.	A clause shall be included in the subdivision agreement stating that should it be determined, at the sole discretion of the Town, that Block 6 is not required for a future road connection, then the Town will re-convey the lands to the Owner of adjacent blocks.	DEVELOPMENT ENGINEERING
TOWN	45.	Prior to preliminary acceptance and/or registration, the Owner shall prepare a Stormwater Facility Monitoring Plan in accordance with the Town of Caledon's Operations, Maintenance and Monitoring requirements including monitoring of the facility a minimum 2 years prior to cleanout and a minimum 2 years post-facility cleanout.	DEVELOPMENT ENGINEERING
TOWN	46.	A clause shall be included in the subdivision agreement stating that the Owner shall carry out or cause to carry out all aspects of operations, maintenance, monitoring and reporting in accordance with the Town-approved Stormwater Facility Monitoring Plan including cleanout to the satisfaction of the Town prior to assumption of the Draft Approved Plan.	DEVELOPMENT ENGINEERING
TOWN	47.	<p>Prior to offering lots and/or blocks for sale and prior to registration, the Owner shall retain an Acoustical Consultant to prepare an acoustical report to the satisfaction of the Town and when applicable, by the Region.</p> <ul style="list-style-type: none"> <li>a) Prior to registration, the Owner shall reimburse the Town for the cost of any necessary peer review of the above noted report, if required, at the sole discretion of the Town.</li> </ul>	DEVELOPMENT ENGINEERING
TOWN	48.	Prior to registration, the Owner and the Owner's Acoustical Consultant shall prepare and sign a Noise Attenuation Statement for the Plan to the satisfaction of the Town and when applicable,	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		by the Region, describing blocks in which the noise attenuation works are to be installed.	
TOWN	49.	A clause shall be included in the subdivision agreement stating the Owner will supply the Town with an OLS certificate certifying that noise barrier fence posts, and berm if required, have been installed entirely on private property prior to fence boards/cladding installation.	DEVELOPMENT ENGINEERING
TOWN	50.	A clause shall be included in the subdivision agreement stating that prior to assumption of the subdivision by the Town, the Owner agrees to supply the Town with an OLS certificate certifying that the noise barrier has been constructed entirely on private property.	DEVELOPMENT ENGINEERING
TOWN	51.	A clause shall be included in the subdivision agreement requiring the approved Noise Attenuation Statement to be attached as a schedule to the agreement and that if the agreement is executed before the Noise Attenuation Statement is approved, then the Noise Attenuation Statement shall be approved prior to registration and attached to and form part of the Subdivision Agreement or be attached as a supplementary Subdivision Agreement required for the plan.	DEVELOPMENT ENGINEERING
TOWN	52.	A clause shall be included in the subdivision agreement stating that the design of the noise barrier shall be reviewed and approved by a structural engineer, and the installation of the footings for the posts shall be supervised by a Geotechnical Engineer. Prior to Assumption, the Owner is to provide the Town with "As Recorded" (construction) drawings of all noise attenuation barriers including elevations in the rear yard amenity areas of adjacent lots or blocks.	DEVELOPMENT ENGINEERING
TOWN	53.	A clause shall be included in the subdivision agreement stating that prior to Assumption, the Owners Acoustical Consultant is to provide a certificate to the Town certifying that all noise attenuation works identified in Noise Attenuation Statement, the Approved Acoustical Report and the Approved Plans list in Schedule B of the subdivision agreement have been implemented to the satisfaction of the Town. These include noise attenuation works such as, but are not limited to, noise barriers being installed to the correct elevation, constructed with no gaps and meet the surface density requirement and any special building measures required to meet the sound transmissions class requirements have been installed. The Owner is solely responsible for ensuring the Acoustical Consultant is able to certify that the noise attenuation works have been installed. The Town will not assume any responsibility in aiding the certification of the noise attenuation works.	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	54.	The Owner shall, at its sole cost and expense, design, construct, install, operate and maintain a complete system of storm sewers and appurtenances service the Plan of Subdivision as shown on the Approved Plans and Drawings, in accordance with the DSMSD and CLI-ECA, both as amended from time to time, and the provisions of this Agreement.	DEVELOPMENT ENGINEERING
TOWN	55.	A clause shall be included in the Subdivision Agreement that the Owner shall ensure that any person who will complete work on or operate any aspect of the authorized alteration has been provided a copy of the Town's CLI-ECA agreement and MECP Design Criteria as amended and shall take all reasonable measures to ensure any such person complies with the same.	DEVELOPMENT ENGINEERING
TOWN	56.	A clause shall be in included in the Servicing and Subdivision Agreement that the Owner agrees that all works and any alteration to the existing and/or approved storm sewer, drainage and stormwater works, shall conform to the Approved Plans and Drawings, as revised and approved by the Town, the DSMSD, and the CLI-ECA.	DEVELOPMENT ENGINEERING
TOWN	57.	The Owner agrees to pay the CLIECA Application Fees in accordance with the Town's current Fee by-law.	DEVELOPMENT ENGINEERING
TOWN	58.	The Owner shall cause the Owner's Engineer to prior to registration, prepare for approval by the Town, an operation, maintenance and monitoring plan (including cleanout) for stormwater management works in accordance with Town guidelines.	DEVELOPMENT ENGINEERING
TOWN	59.	A Clause shall be included in the Subdivision Agreement that the Owner agrees to carry out the monitoring plan for a minimum of two years prior to facility cleanout and a minimum of two years post-facility cleanout, as well as obtain approval by the Town.	DEVELOPMENT ENGINEERING
TOWN	60.	The Owner shall cause the Owner's Engineer to carry out regular inspection, monitoring, and performance assessment of the SWM Works in accordance with the MECP CLI-ECA requirements, the specifications in the Town's SWM facility performance monitoring program, and the recommendations in the SWM Report.	DEVELOPMENT ENGINEERING
TOWN	61.	The Owner shall cause the Owner's Engineer to prepare annual monitoring reports for approval by the Town in accordance with the operations, maintenance, and monitoring plan.	DEVELOPMENT ENGINEERING
TOWN	62.	The Owner shall cause the Owner's Engineer to rectify and repair any deficiencies identified through inspection and monitoring of the stormwater management facility(ies) and all	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		associated infrastructure.	
TOWN	63.	The Owner shall establish signage at stormwater management facility(ies) prior to preliminary acceptance. The signage shall include the following minimum information: (1) Municipal Address (2) Identification that the site contains a stormwater management facility; (3) Identification of potential hazards and limitations of water use, as applicable; (4) Identification of the purpose of the facility; (5) Environmental Compliance Approval number and Town of Caledon asset ID; and (6) Town of Caledon contact information.	DEVELOPMENT ENGINEERING
TOWN	64.	The Owner shall provide the Town with “as recorded” drawings of all stormwater management facilities prior to preliminary acceptance of the Plan.	DEVELOPMENT ENGINEERING
TOWN	65.	The Owner shall deposit to the Town \$125,000 for functional and performance monitoring and reporting of the stormwater management facility(ies) in accordance with the approved operations, maintenance, and monitoring plan.	DEVELOPMENT ENGINEERING
TOWN	66.	The Owner agrees to pay the CLIECA Monitoring Review Fee in accordance with the Town’s current Fee by-law	DEVELOPMENT ENGINEERING
TOWN	67.	A clause shall be included in the subdivision agreement that should the Town exceed 30 hours of effort for review of the operations, maintenance and monitoring plan and associated reporting, then additional fees shall be provided by the Owner in accordance with the Town’s current Fee by-law	DEVELOPMENT ENGINEERING
TOWN	68.	The Owner agrees that all securities associated with the construction and performance monitoring of the stormwater management facility(ies) are not subject to a security reduction until assumption of the stormwater management facility	DEVELOPMENT ENGINEERING
TOWN	69.	The Owner agrees that once the stormwater management facility is operational, the Owner shall monitor sediment accumulation. If sediment accumulation in the forebay has reached 50% capacity and/or the facility’s removal efficiency has been reduced by 5% or greater, the Owner agrees to remove any accumulated sediment, to the satisfaction of the Town, to ensure water quality performance is maintained throughout the duration of construction up to 90% buildout. Instead of cleaning out the facility, an alternate method could be implemented to reduce turbidity at the outlet at the sole discretion of the Town.	DEVELOPMENT ENGINEERING
TOWN	70.	A clause shall be included in the subdivision agreement that the Owner shall clean out the Stormwater management facility(ies) including all municipal infrastructure if required after two years of monitoring and 90% buildout has occurred, all to the satisfaction	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		of the Town.	
TOWN	71.	A clause shall be included in the subdivision agreement that the Owner shall submit a cleanout summary report/memorandum for stormwater management facility(ies) documenting sediment quality, volume of sediment removed, methodology used to dewater the facility, handle and remove material, environmental considerations and other details relevant to the planning and budgeting for future cleanouts. The report must also include confirmation of the hard bottom elevation after cleanout in general accordance with the approved stormwater management facility engineering plans.	DEVELOPMENT ENGINEERING
TOWN	72.	Prior to assumption the Owner shall provide a final stormwater management report to the satisfaction of the Town. The final report shall summarize all design changes and include a revised stormwater management analysis to reflect the as-recorded conditions of the completed Plan.	DEVELOPMENT ENGINEERING
TOWN	73.	The Owner, or any subsequent owner shall include a warning clause in all agreements of purchase and sale and lease agreements for affected lots that Purchasers and/or tenants are advised that the lot has been designed with low impact developments to promote infiltration to maintain water balance. These are to remain in place and are the responsibility of the purchaser to ensure that they are maintained in good working order.	DEVELOPMENT ENGINEERING
TOWN	74.	The Owner shall prepare an operations and maintenance plan for private stormwater works, obtain Town approval on the plan and the owner, or any subsequent owner provide it as an attachment in all agreements of purchase and sale and lease agreements for the affected lots.	DEVELOPMENT ENGINEERING
TOWN	75.	Prior to any site alterations the Owner agrees to draft a Construction Notification Plan and implement the plan to the satisfaction of the Town.	DEVELOPMENT INSPECTIONS
TOWN	76.	<ol style="list-style-type: none"> <li>1) Prior to registration, the Owner shall provide a Pavement Marking and Signage Plan, at a scale of 1:1000 or larger showing all roadways, driveways, fire hydrants, Canada Mail Boxes, sidewalks (c/w widths) bike paths, street lighting, on street parking areas, traffic signage (including all regulatory, warning and information signs), street trees, transit stops and pavement markings all to the satisfaction of the Town.</li> <li>2) A clause shall be required in the subdivision agreement indicating that prior to preliminary acceptance, the Owner is responsible for supplying and installing all traffic (including No Parking), pedestrian and bicycle control signs and markings</li> </ol>	TRANSPORTATION ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>per the approved Pavement Markings and Signage Plan.</p> <p>3) A clause shall be required in the subdivision agreement indicating that the Owner shall carry out, or cause to be carried out, the recommendations set out in the approved Revised Traffic Impact Study to the satisfaction of the Town.</p>	
TOWN	77.	Prior to the execution of the Subdivision Agreement, the landscaping drawings must be approved and signed by the Town.	LANDSCAPE
TOWN	78.	Prior to servicing, the Owner shall submit Detailed Landscape Drawings prepared by a Certified Landscape Architect for the development, to the satisfaction of the Town. The Landscape Drawings shall address, but not be limited to, landscaping and signage in and around stormwater management block(s), planting plans for any Low Impact Development ("LID") measure, required streetscaping, wetland planting, woodland buffer planting, measures to protect existing vegetation, compensation planting for vegetation removal, fencing for the delineation between Town and private owned lands, all to the satisfaction of the Town. The Landscape Construction Drawings shall be completed in accordance with the Town of Caledon Official Plan, Recreation and Parks Masterplan, Final Comprehensive Environmental Impact Study and Management Plan and Scoped Subwatershed Study and the most current version of the Town of Caledon Landscape Standards and Design Guidelines and the most current version of the Town of Caledon Development Standards, Policies and Guidelines.	LANDSCAPE NATURAL HERITAGE
TOWN	79.	A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to preliminary acceptance of landscape works, implement the approved Landscape Drawings, at the sole cost of the Owner, to the satisfaction of the Town.	LANDSCAPE
TOWN	80.	Prior to final approval of Detailed Landscape Drawings, the Owner shall determine through consultation with the Town for the Tree compensation requirements. The Owner shall submit the conceptual tree compensation plan(s) prepared by a Certified Landscape Architect for the development, to the Town for review and acceptance. In circumstances where compensation planting cannot occur on site, prior to the execution of the Subdivision Agreement, the Owner shall pay cash-in-lieu of tree compensation in accordance with the Town policies.	LANDSCAPE
TOWN	81.	A clause shall be included in the Subdivision Agreement stating that, prior to assumption, the Owner shall submit a final certification from the same Certified Landscape Architect confirming that all deficiencies have been addressed and warranty periods have expired and the final verification and	LANDSCAPE



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		acceptances have been granted from the Town's Landscape Architect. Certification shall be accompanied with all submission documents as required in the most current version of the Town of Caledon Subdivision Manual and Development Standards.	
TOWN	82.	A clause shall be included in the Subdivision Agreement stating that the Owner shall be responsible for ongoing maintenance, repairs and replacements of all implemented landscape items including but not limited to street trees, boulevard, the clean up of all refuse, waste and debris and cut grass on all stormwater management facilities, wetland, woodland buffer, non-residential frontages to the satisfaction of the Town until assumption of the Plan.	LANDSCAPE
TOWN	83.	Clauses shall be included in the Subdivision Agreement requiring that all landscape works, streetscape features, restoration and compensation planting are to be implemented in conformance with the approved Landscape Drawings.	LANDSCAPE
TOWN	84.	<ol style="list-style-type: none"> <li>1) A clause shall be included in the Subdivision Agreement stating that all topsoil from the original subdivision stockpile and imported soils shall be tested.</li> <li>2) Prior to preliminary acceptance of Landscape Works, the Owner shall provide at their expense, a soil analysis report to the Town for all soil and topsoil placed on development. If amendments are required, a pre- and post-test analysis report will be required.</li> </ol>	LANDSCAPE
TOWN	85.	<ol style="list-style-type: none"> <li>1) Prior to the execution of the Tree Removal, Grading, Servicing Agreements or stripping of topsoil, whichever comes first, the Owner shall retain a Certified Arborist or Registered Professional Forester to prepare a Tree Inventory and Preservation Plan Report to the satisfaction of the Town. The report and plans shall document and inventory all existing trees within and adjacent to the subject lands and provide an assessment of significant trees to be preserved, removed or monitored together with the proposed methods of tree protection and preservation of endangered species remedial/ compensation planting, and the removal of invasive species. The report shall also indicate if a subsequent hazard tree monitoring report is required.</li> <li>2) A clause shall be included in the Tree Removal (if applicable), Grading, Servicing and Subdivision Agreements stating that the Owner shall retain the same Certified Arborist or Registered Professional Forester to carry out, or cause to carry out, in a timely manner, the recommendations set out in the report and plans to the satisfaction of the Town. The consultant is required to certify in writing, that the removals have been completed as per the approved Report and Plans.</li> </ol>	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>An additional certification from the same certified arborist or Registered Professional Forester will be required prior to assumption, confirming that any long-term requirements and recommendations in the report have been carried out, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the Tree Removal (if applicable), Grading, Servicing and Subdivision Agreements stating that it is the sole responsibility of the Owner for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the Town until assumption.</p> <p>4) A clause shall be included in the Subdivision Agreement stating that the Owner, prior to assumption, retain the same Certified Arborist or Professional Forester to provide a final certification confirming that the requirements and recommendations set out in the Arborist Report and Tree Preservation Plan have been adhered to and achieved to the satisfaction of the Town.</p>	
TOWN	86.	Prior to tree removal, any trees located on the property line or on the adjacent property that are proposed to be removed, pruned or injured, will require written consent from the adjacent landowner. All correspondence is to be forwarded to the Town prior to any removals or injury.	LANDSCAPE
TOWN	87.	Prior to registration, an EIR must be completed that calculates and demonstrates the feasibility of implementing feature-based water balance targets for each relevant site plan, makes clear recommendations and demonstrates the feasibility of implementing swales for each block that are needed to meet site and feature-based water balance requirements, and develops a rare plant salvage plan for implementation.	NATURAL HERITAGE
TOWN	88.	Prior to registration, the Owner shall provide and implement a restoration/enhancement plan for Blocks 9 and 15 and the Greenbelt NHS.	NATURAL HERITAGE
TOWN	89.	Prior to registration, the Owner shall develop and implement a compensation plan for Block 12. The compensation plan must include proper disposal of invasive species and soil banking as per CEISMP recommendations.	NATURAL HERITAGE
TOWN	90.	Prior to registration, the Owner shall develop and implement an invasive species management plan for all protected areas (retained and created).	NATURAL HERITAGE
TOWN	91.	Prior to registration, the Owner shall develop and fulfill the requirements of a Monitoring and Adaptive Management Plan in accordance with the Final Comprehensive Environmental Impact Study and Management Plan and Scoped Subwatershed Study.	NATURAL HERITAGE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		The Owner agrees in the subdivision agreement to carry out, or cause to be carried out, to the satisfaction of the Town adaptive measures recommended in the annual monitoring reports.	
TOWN	92.	The Owner agrees in the subdivision agreement to carry out, or cause to be carried out, to the satisfaction of the Town, the recommendations of the reports/strategies and details of the plans referenced in the Town's conditions of draft plan approval.	NATURAL HERITAGE
TOWN	93.	Prior to registration, the Owner shall prepare and obtain Town approval of a turtle and amphibian rescue plan. The Owner agrees in the subdivision agreement to carry out, or cause to be carried out, the approved turtle and amphibian rescue plan to the satisfaction of the Town.	NATURAL HERITAGE
TOWN	94.	Prior to plan registration, the Owner shall prepare and deposit a reference plan, to the satisfaction of the Town and at the Owner's expense, to delineate the Greenbelt NHS lands. A clause shall be included in the Subdivision Agreement that, upon registration, the Owner shall convey, gratuitously and free and clear of all encumbrances, the Greenbelt NHS lands.	NATURAL HERITAGE LEGAL SERVICES DEVELOPMENT PLANNING
TOWN	95.	At plan registration, the Owner shall convey gratuitously and free and clear of all encumbrances, Blocks 9, 12, 15 to the satisfaction of the Town or other authority.	NATURAL HERITAGE LEGAL SERVICES DEVELOPMENT PLANNING
TOWN	96.	Prior to registration, the Owner shall submit Ministry of the Environment, Conservation and Parks, Species at Risk branch approvals in relation to Species at Risk bats, bobolink, eastern meadowlark and redbelt dace, to the satisfaction of the Town.	NATURAL HERITAGE
TOWN	97.	A clause shall be included in the subdivision agreement stating that the Owner shall develop and implement a plan to minimize and restore disturbance/impacts to Block 12 during construction of the required flood relief culverts under Mayfield Road to the Town's satisfaction.	NATURAL HERITAGE
TOWN	98.	A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to carry out, the restoration of the H3S1 Headwater Drainage Feature up to the Torbram Road Culvert and maintain flows from the culvert, to the satisfaction of the Town.	NATURAL HERITAGE
TOWN	99.	A clause shall be included in the Subdivision Agreement stating that the Owner shall be responsible for a payment in lieu of conveyance of parkland prior to the issuance of each building permit in the subdivision to the satisfaction of the Chief Planner or their designate, pursuant to s.51.1 of the Planning Act and the	PARKS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Town of Caledon's Parkland Conveyance By-law - 2022-042 or any successor thereof.	
TOWN	100.	A clause shall be included in the subdivision agreement stating that prior to issuance of each building permit in the subdivision, the Owner shall provide to the Chief Planner or their designate, a satisfactory appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland pursuant to s.51.1 of the Planning Act. The comprehensive narrative appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Chief Planner or their designate. Notwithstanding the foregoing, if the comprehensive narrative appraisal provided by the applicant is not satisfactory to the Chief Planner or their designate, acting reasonably, the Town reserves the right to obtain an independent comprehensive narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.	PARKS
TOWN	101.	A clause shall be included in the subdivision agreement stating that prior to registration the owner shall:  1) Provide verification that the modelling completed as part of the Community Energy and Emissions Reduction Plan has been completed in accordance with the Town's Green Development Standard performance metrics.	ENERGY AND ENVIRONMENT
TOWN	102.	A clause shall be included in the subdivision agreement stating that prior to any site plan approval the owner shall:  1) Provide evidence of compliance with the commitments and associated documentation as prescribed in the applicant's Community Energy and Emissions Reduction Plan.  2) Submit a Green Development Standard checklist for all Site Plan Applications, to the satisfaction of Town staff.	ENERGY AND ENVIRONMENT
REGION OF PEEL	103.	Prior to registration of the subdivision, the Owner shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water and regional roads associated with the lands. The Owner shall construct and design these services in accordance with the latest Region standards and requirements.	REGION OF PEEL
REGION	104.	The Owner shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary temporary and /or permanent easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		including the 2.0mx5.0m Hydro Anchor Easement within northern portion of Block 19.	
REGION	105.	<p>As a condition of registration of this Plan or any phase thereof, the Owner shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:</p> <ul style="list-style-type: none"> <li>a) A road widening pursuant to the Region's Official Plan along Regional Road #14 Mayfield Road and along Regional Road # 7 Airport Road. The Region's Official Plan road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centerline). Additional property as per the Official Plan requirement will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centerline of Mayfield Road);</li> <li>b) A road widening pursuant to the Region's Official Plan along Regional Road #7 Airport Road. The Region's Official Plan road widening requirement for mid-block along Airport Road is 45 metres right-of-way (22.5 metres from the centerline). Additional property as per the Official Plan requirement will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: 50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Airport Road);</li> <li>c) 15m x 15m daylight triangles at the intersections of: <ul style="list-style-type: none"> <li>i. Mayfield Road/Future Road (Street "B")</li> <li>ii. Airport Road/ Future Road (Street "A")</li> <li>iii. Mayfield Road and Torbram Road;</li> </ul> </li> <li>d) A 0.3 metre reserve along the frontage of Mayfield Road and Airport Road behind the property line and behind the daylight triangle, lifted over any approved accesses; and</li> <li>e) All costs associated with land transfers and easements shall be 100% the responsibility of the Owner. Clauses shall be included in the Subdivision Agreement and/or a Memorandum of Understanding (MOU) in respect of same.</li> </ul>	REGION
REGION	106.	The Owner acknowledges and agrees that road works and access works are required at the intersections of Mayfield Road and Street "B" and Airport Road and Street "A" to facilitate this development.	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION	107.	The Owner acknowledges that the intersections of Mayfield Road and Street "A" and Airport Road and Street "B" are not included in the Region's Development Charges By-law. As such all costs associated with the interim and ultimate intersections and improvement works, as required by the Region are 100% the Owners responsibility.	REGION
REGION	108.	<p>The Owner acknowledges that, the following will be required at 100% cost of the Owner prior to the commencement of works within the Region's right-of-way;</p> <ul style="list-style-type: none"> <li>a) A Satisfactory, detailed engineering submission of the road and access works, designed, stamped and signed by a Licensed Ontario Professional Engineer.</li> <li>b) A Letter of Credit in the amount of 100% of the estimated cost to construct the required road, intersections, access, and improvement works within the Region's right-of-way; and</li> <li>c) Engineering and inspection fees in the amount of 10.8% of the estimated cost of the required road, intersection, access, and improvement works for both Mayfield Road and Airport Road, within the Region's right-of-way.</li> <li>d) A Letter of Credit in the amount of \$74,557.08 for Traffic Signal Maintenance fees for both Mayfield Road and Street "B" and Airport Road and Street "A".</li> <li>e) A Letter of Credit in the amount of \$ 425,000.00 for the traffic control signals at the intersection of Mayfield Road and Street "B". All costs associated with the traffic control signals at the intersection shall be 100% the Developers expense.</li> <li>f) A Letter of Credit in the amount of \$425,000.00 for the modification of traffic control signals at the intersection of Airport Road and Street "A". All costs associated with the traffic control signals at the intersection shall be 100% the Developers/Owners expense.</li> </ul>	REGION
REGION	109.	The Owner agrees that any violations of the clauses related to the intersection works and improvement works on Mayfield Road or Airport Road will result on the Region exercising the right to draw of the Letter of Credit or physically close the intersections on Mayfield Road or Airport Road at 100% cost of the Developer/Owner.	REGION
REGION	110.	Prior to the registration of this Plan, or any phase thereof the Owner shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 each for pavement markings on Mayfield Road/Future Road and Airport Road - Future Road intersection. The Owner shall also be responsible for pavement markings maintenance. The Letter of Credit will be	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.	
REGION	111.	<p>The Owner shall remove any existing driveway/accesses along the frontage of Mayfield Road and Airport Road that do not conform to the approved plans at its sole cost, and the boulevard, if any, reinstated along with curb and gutter at the Owner's sole cost and expense.</p> <p>a) No lots or blocks shall have direct access to Mayfield Road and Airport road; and</p> <p>b) The Owner shall construct servicing access road within servicing easements to the satisfaction of the Region and at 100% the Owner's cost.</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	112.	The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. All costs associated with the construction access works to facilitate the development shall be 100% borne by the Owner. A Letter of Credit for 100% of the estimated cost of construction access works shall be required by the Region prior to any approvals.	REGION
REGION	113.	Prior to any grading, servicing and construction, the Owner shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Owner. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	114.	The Owner shall acknowledge and agree that the Region's storm sewers are designed to convey run-offs from the right-of-way of regional roads only. Under no circumstance shall the flow of storm water from the Blocks be diverted to or along the Mayfield Road's right of way (by pipe or channel); All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Owner; and	REGION
REGION	115.	The Region will not permit any alteration to grading within	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Mayfield Road and Airport Road right-of-way along the frontage of the Lands.</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	
REGION	116.	<p>Prior to a satisfactory engineering submission, the Owner shall submit to the Region for review and approval:</p> <p>a) Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region; and</p> <p>b) Road Functional Design for the interim access works taking into account the ultimate Regional Road improvement works. The design shall include the appropriate storage and taper lengths.</p>	REGION
REGION	117.	<p>Prior to registration of the plan of subdivision and ahead of the Region's Capital Project schedule for Mayfield Road and Airport Road, the Owner shall enter into a Memorandum of Understanding (MOU) with the Region of Peel for the provision and advancement of gratuitous land dedication and required Pedestrian facility improvement works along the north side of Mayfield Road between Torbram Road and Airport Road.</p>	REGION
REGION	118.	<p>The Owner shall acknowledge and agree that satisfactory arrangements are to be made with the Region with respect to receipt of a Staging and Sequencing Plan for the coordination of development for the subject lands. The phasing plan shall demonstrate the orderly and fiscally responsible and efficient progression of development that is coordinated with the Region's capital Plan and infrastructure master plans.</p>	REGION
REGION	119.	<p>The Owner shall acknowledge and agree that landscaping, cranes, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	120.	<p>Should a temporary outlet for the proposed SWM be required, the Owner must submit an engineering design to the Region's satisfaction for review and approval prior to construction within the Region's right-of-way. All costs associated with the temporary storm outlet works (including design, installation and removals) within the Region's right-of-way will be borne by the Owner. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION	121.	Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the Town and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external sanitary sewers and watermains to service this Plan have been completed to the Region's satisfaction. The Owner shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	122.	<p>The Owner shall acknowledge and agree that servicing of the subdivision will require:</p> <ul style="list-style-type: none"> <li>a) Construction of a 400mm dia. watermain on Airport Road and Torbram Road and future street which is the financial responsibility of the Region as per Development Charges By-Law and Policy F40-06.; and</li> <li>b) Construction of 750 mm dia. / 450 dia. sanitary sewer through the future street which is the financial responsibility of the Region as per Development Charges By-Law and Policy F40-06. 450 mm dia. sanitary sewer is not yet included in the Five-Year Capital Budget and Forecast; and</li> <li>c) Construction of 750 mm dia. sanitary sewer south of Mayfield Road through an Easement which is the financial responsibility of the Region as per Development Charges By-Law and Policy F40-06. 750 mm dia. sanitary sewer is included in the Five-Year Capital Budget and Forecast; and</li> <li>d) The Owner shall make appropriate financial arrangement with the Region prior to construction of such works. The construction will be subject to the Region's determination that it has or will have sufficient funds to finance the works.</li> <li>e) Owner shall be required to enter into a Front-Ending Agreement prior to the construction of the sanitary sewer works which is not included in the Five-Year Capital Budget and Forecast. This agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval.</li> </ul> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	123.	The Owner shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Owner. A clause shall be included in the	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Subdivision Agreement in respect of same.	
REGION	124.	Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region for review and approval and shall submit engineering drawings in the digital format to the latest Region's Digital Format Guidelines.	REGION
REGION	125.	Within (60) days of preliminary acceptance of the underground services, the Owner's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Owner's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	126.	Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval: <ul style="list-style-type: none"> <li>a) Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development;</li> <li>b) Stormwater Management Report (SWM) to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Regional Road;</li> </ul>	REGION
REGION	127.	The Owner agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	128.	Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision; <ul style="list-style-type: none"> <li>a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Owner shall provide temporary water</li> </ul>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>supply to the residents upon notice by the Region and the Owner shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.</p> <p>b) The Owner shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:</p> <ul style="list-style-type: none"> <li>i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests: <ul style="list-style-type: none"> <li>a. Bacteriological Analysis - Total coliform and E-coli counts</li> <li>b. Chemical Analysis - Nitrate Test</li> <li>c. Water level measurement below existing grade</li> </ul> </li> <li>ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.</li> <li>iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.</li> </ul>	
REGION	129.	The Owner shall acknowledge and agree that by proceeding with the construction of internal works in advance of external works to service the development, the Owner is doing it completely at his own risk. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	130.	The Owner shall acknowledge and agree that preliminary acceptance of Regional services will not be issued for this development or any phase thereof, until the external sanitary	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		sewers and watermains to service this development are constructed to the Region's satisfaction and are in service. A clause shall be included in the Subdivision Agreement in respect of same.	
REGION	131.	The Owner shall agree that neither the Owner nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Owner's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	132.	The Owner shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	133.	Provision shall be made in the Subdivision Agreement that the Owner acknowledges the Region's responsibility to provide safe drinking water in Peel and to provide reliable delivery of wastewater services, including protection of the environment. The Owner shall confirm its familiarity with the Region's Drinking Water Quality Management System (QMS) and Wastewater Integrated Management System (IMS), which require that drinking water and municipal wastewater meet all applicable legislative and regulatory requirements and that the QMS/IMS be continually maintained and improved.	REGION
REGION	134.	Provision shall be made in the Subdivision Agreement that the Owner shall acknowledge that the Region's drinking water systems are governed by Province of Ontario legislation, and that every person authorized to carry out work on any aspect of the Region's drinking water system, including construction, extension, system modification, and operation, must be familiar with the Safe Drinking Water Act, 2002, applicable regulations, and the Drinking Water Works Permit and the Municipal Drinking Water License issued to the Region by the Ministry of the Environment, Conservation and Parks (MECP). The design and construction of any aspect of the drinking water system shall be	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		conducted in compliance with the conditions of the Drinking Water Works Permit and the Region's Design, Standards Specification, and Procedures.	
REGION	135.	Provision shall be made in the Subdivision Agreement that the Owner shall acknowledge that Region's wastewater systems are governed by Province of Ontario legislation, and every person authorized to carry out work, including construction, extension, system modification, and operation of any aspect of the Region's wastewater system, must be familiar with the Environmental Protection Act, Ontario Water Resources Act and applicable regulations, including the Environmental Compliance Approval (ECA) issued to the Region by the MECP for wastewater infrastructure within the subdivision, and any required reporting and notification. The design and construction of any aspect of the wastewater system shall be conducted in compliance with the conditions of the ECA and the Region's Design, Standards Specification, and Procedures.	REGION
REGION	136.	Provision shall be made in the Subdivision Agreement that the Owner shall acknowledge and agree that the Region may require the Owner to construct one or more water sampling stations at the Owner's sole cost within the plan of subdivision. The location of and the requirement for a water sampling station will be determined at the engineering review stage.	REGION
REGION	137.	Provision shall be made in the Subdivision Agreement that the Owner shall acknowledge that prior to the issuance of preliminary acceptance, the Owner shall review the Drinking Water QMS, available on the Region's website at <a href="https://www.peelregion.ca/construction/">https://www.peelregion.ca/construction/</a> , including sections on compliance with applicable legislation, and confirm its familiarity of the same.	REGION
REGION	138.	Provision shall be made in the Subdivision Agreement that the Owner shall acknowledge to maintain adequate chlorine residuals in the watermains within the subdivision from the time the watermains are connected to the municipal system until the Region issues final acceptance. To maintain adequate chlorine residuals, the Owner shall be required to either install automatic flushing devices or to retain Regional staff to carry out manual flushing. Regional staff will conduct the water quality monitoring and testing for chlorine residuals. The costs associated with the monitoring and flushing shall be the responsibility of the Owner pursuant to the Region's Fees By-law, as amended.	REGION
REGION	139.	Provision shall be made in the Subdivision Agreement that the Owner shall acknowledge that if the development of the proposed subdivision is delayed such that the Owner does not proceed with the planned development within ONE calendar year	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		from the Preliminary Acceptance of the watermain(s), the Region may require that any watermain(s) be cut and capped at the sole cost of the Owner. The Owner shall further acknowledge that any re-commissioning of the watermain(s), as required by legislation, will be at the sole cost of the Owner.	
REGION	140.	Provision shall be made in the Subdivision Agreement that the Owner shall acknowledge that they will be solely responsible for all utility locates of infrastructure works servicing the subdivision from the time of their installation until final assumption of the subdivision.	REGION
REGION	141.	The Owner shall acknowledge that the Owner has full responsibility to ensure compliance with the Environmental Protection Act (EPA) and all other legislative requirements including Ontario Regulation (O. Reg.) 406/19- Onsite and Excess Soil Management. The Owner shall be familiar with and meet the objectives of O. Reg. 406/19 for all work completed.	REGION
REGION	142.	Prior to registration of the plan of subdivision, the Owner shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Owner.	REGION
REGION	143.	The Owner agrees that prior to the Region granting clearance of the draft plan conditions for the subdivision, the following must be forwarded to the Region's Legal Services Division: a) a signed copy of the final M-Plan b) a copy of the final draft R-Plan(s); and c) Easement and conveyance documents required pursuant to the Subdivision Agreement and the registration of the plan. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	144.	That the draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.	TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)
TRCA	145.	Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the TRCA.	TRCA
TRCA	146.	That the implementing zoning by-law be prepared to the satisfaction of TRCA and recognize the Environmental Protection Areas (Blocks 9, 12 and 15) in an EPA1 category, or other suitable environmental zoning category, which has the effect of prohibiting development and structural encroachment and	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of TRCA.	
TRCA	147.	<p>That prior to subdivision servicing and construction of the stormwater management facilities on Blocks 13 and 14, or prior to registration of this plan or any phase thereof, the Owner shall submit detailed engineering reports (e.g., Stormwater Management) in accordance with the Final Comprehensive Environmental Impact Study and Management Plan and Scoped Subwatershed Study, prepared by GEI and the Functioning Servicing &amp; Stormwater Management Report, prepared by Crozier. These detailed reports shall describe the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply with TRCA requirements. These reports shall include, but not limited to:</p> <ul style="list-style-type: none"> <li>a) A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity and erosion control.</li> <li>b) Plans illustrating how this drainage system will tie into surrounding drainage systems (i.e., identifying if it is part of an overall drainage scheme, how external flows will be captured, and the design capacity of the receiving system).</li> <li>c) Provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quantity and volume of surface water resources (i.e., wetlands and watercourses), in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing function of all regulated features is to be maintained, consistent with TRCA's guidelines.</li> <li>d) Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Section 28.1 of Conservation Authorities Act.</li> <li>e) The design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion and storm peak flows, to the satisfaction of the TRCA.</li> <li>f) Detailed criteria to be achieved for each individual</li> </ul>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>development block subject to a future site plan application and preliminary calculations for recommended lot-level, conveyance and end-of-pipe controls to be implemented on each site development.</p> <p>g) The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to address erosion and quantity control requirements, and wetland/watercourse feature-based water balance requirements to the satisfaction of the TRCA.</p> <p>h) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including dewatering necessary for stormwater management infrastructure, including anticipated volumes, duration, discharge locations, potential impacts to wetlands and watercourses, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.</p> <p>i) Detailed grading plans for the subject lands to the satisfaction of the TRCA.</p>	
TRCA	148.	That prior to the construction of subdivision-level servicing (i.e., construction of stormwater management facilities on Blocks 13 and 14), the Owner shall submit and obtain TRCA approval of a final detailed design brief and supporting drawings for the restoration of Block 12.	TRCA
TRCA	149.	That prior to registration the Owner develops and obtains TRCA approval of a Monitoring and Adaptive Management Plan in accordance with the Final Comprehensive Environmental Impact Study and Management Plan and Scoped Subwatershed Study.	TRCA
TRCA	150.	That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1.2 of the <u>Conservation Authorities Act</u> , to the satisfaction of TRCA.	TRCA
TRCA	151.	<p>That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:</p> <p>a) 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, including adaptive measures recommended in the annual monitoring reports.</p> <p>b) To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.</p>	TRCA



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>c) To obtain all necessary permits from TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act, to the satisfaction of TRCA.</p> <p>d) To comply with the permits and accompanying agreements approved pursuant to Section 28.1.2 of the Conservation Authorities Act, including the approved plans, reports and conditions to the satisfaction of TRCA.</p> <p>e) To provide confirmation, prior to the development of Block 7, that any necessary conveyance flood relief culverts have been constructed and that the culverts convey the uncontrolled regulatory flows under Mayfield Road in accordance with the 2002 River &amp; Stream Systems: Flooding Hazard Limit technical guide or its successor.</p> <p>f) To provide TRCA with annual monitoring reports derived from the approved Monitoring and Adaptive Management Plan along with supporting data; and,</p> <p>g) To prohibit grading works within areas subject to TRCA's regulation unless approved by TRCA.</p>	
TRCA	152.	That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the required draft plan of subdivision planning review fees, clearances fees and permit fees (topsoil stripping, grading, servicing, etc.) to TRCA.	TRCA
BELL CANADA	153.	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.	BELL CANADA
BELL CANADA	154.	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.	BELL CANADA
BELL CANADA	155.	The Owner is advised to contact Bell Canada at <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.	BELL CANADA
BELL CANADA	156.	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.	BELL CANADA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	
ENBRIDGE GAS	157.	The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing <a href="mailto:SalesArea20@Enbridge.com">SalesArea20@Enbridge.com</a> to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.	ENBRIDGE GAS
ENBRIDGE GAS	158.	If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.	ENBRIDGE GAS
ENBRIDGE GAS	159.	In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.	ENBRIDGE GAS
CANADA POST	160.	That the Owner shall consult with Canada Post to determine suitable locations for the placement of a Community Mailboxes within the proposed subdivision and to indicate these locations on appropriate servicing plans, to the satisfaction of Canada Post.	CANADA POST
CANADA POST	161.	That the Owner shall agree, to the satisfaction of Canada Post, to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: <ul style="list-style-type: none"> <li>• an appropriately sized sidewalk section (concrete pad), as per Canada Post specifications, on which to place the Community Mailboxes;</li> <li>• any required walkway across the boulevard, as per municipal standards, and</li> <li>• any required curb depressions for wheelchair access.</li> </ul>	CANADA POST
CANADA POST	162.	That the Owner shall make satisfactory arrangements to supply, install and maintain a central mail facility (mailroom, lock box assembly) for any multi-unit commercial/industrial building(s) with a common indoor area, to the satisfaction of Canada Post.	CANADA POST
SUMMARY CONDITIONS	163.	Prior to signing the final plan the Town's Manager of Development shall be advised that all Conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each Condition has been satisfied has been provided:	TOWN OF CALEDON

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
	164.	<b>Town of Caledon</b> that Conditions 1 through 102, inclusive have been satisfied.	TOWN OF CALEDON
	165.	<b>Region of Peel</b> that Condition 1 and 103 through 143, inclusive have been satisfied.	REGION OF PEEL
	166.	<b>Toronto Region Conservation Authority</b> that Condition 144 through 152, inclusive have been satisfied.	TORONTO AND REGION CONSERVATION AUTHORITY
	167.	<b>Bell Canada</b> that Condition 153 through 156, inclusive have been satisfied.	BELL CANADA
	168.	<b>Enbridge Gas</b> that Conditions 157 through 159, inclusive have been satisfied.	ENBRIDGE GAS
	169.	<b>Canada Post</b> that Conditions 160 through 162, inclusive have been satisfied.	CANADA POST

NOTES: THE OWNER IS HEREBY ADVISED	1.	The Owner, their successors and assigns are hereby notified the Development Charges will be levied at the Non-Residential (Industrial) rates that will be in effect on the date when the first zoning amendment application or a site plan application is deemed complete (the application completion date). Interest on Development Charges will apply for the period running from application completion date through to the date on which those charges are received by the Town.	
	2.	Notwithstanding the Servicing Requirements mentioned in Schedule A – Conditions of Draft Approval, all Standards in effect at the time of registration of the plan will apply.	
	3.	The Owner is hereby advised that prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/	

		telecommunication services for emergency management services (i.e., 911 Emergency Services).	
	4.	The Owner is hereby advised that all building permits are subject to Architectural Control. The Town of Caledon requires that prior to Building Permit submission, Building Permits are to be reviewed and approved by the Town's Control Architect.	

DRAFT

In order to expedite the clearance of conditions, we suggest that a copy of the signed Subdivision Agreement be forwarded to the following agencies upon execution:

<p>Attn: Patrick Amaral  Region of Peel  10 Peel Centre Drive  Suite B  Brampton, ON L6T 4B9  Tel: 905-791-7800 ext. 7921  Email: <a href="mailto:patrick.amaral@peelregion.ca">patrick.amaral@peelregion.ca</a></p>	<p>Attn: Christopher Fearon  Delivery Services Officer  Delivery Planning, GTA  Canada Post Corporation  200-5210 Bradco Boulevard  Mississauga, ON L4W 1G7  Tel: 905-206-1247  Email: <a href="mailto:Christopher.fearon@canadapost.ca">Christopher.fearon@canadapost.ca</a></p>
<p>Attn: Christopher Watts  Archaeology Review Officer  Cultural Programs Unit  Programs &amp; Services Branch  Ministry of Tourism, Culture &amp; Sport  400 University Ave., 4<sup>th</sup> Floor  Toronto, ON M7A 2R9  Tel: 416-212-5107  Email: <a href="mailto:christopher.watts@ontario.ca">christopher.watts@ontario.ca</a></p>	<p>Attn: Alice Coleman  Long Range Distribution Planning  Enbridge Gas Distribution Inc.  500 Consumers Road  North York, Ontario M2J 1P6  Tel: 416-495-5386  Email: <a href="mailto:municipalplanning@enbridge.com">municipalplanning@enbridge.com</a></p>
<p>Attn: Rosita Giles  Right-of-way Control Centre  Bell Canada  Floor 5, 100 Borough Drive  Scarborough, ON M1P 4W2  Tel: 426-296-6291  Email: <a href="mailto:rowcentre@bell.ca">rowcentre@bell.ca</a></p>	<p>Attn: Jason Wagler  Toronto and Region Conservation Authority  101 Exchange Avenue,  Vaughan, ON  L4K 5R6  Tel.: (437) 880-1943  Email: <a href="mailto:Jason.Wagler@trca.ca">Jason.Wagler@trca.ca</a></p>