

SCHEDULE 'A'

CONDITIONS OF DRAFT APPROVAL

File: 21T-20006C

Subject: Draft Plan of Subdivision
 Mayfield Developments Inc. (Mattamy Homes)
 12259 Chinguacousy Road
 Part of Lot 19, Concession 2 WHS (Chinguacousy)
 East Side of Chinguacousy Road, North of Mayfield Road

Draft Plan Approval Date: November 11, 2022.

This approval applies to the Draft Plan of Subdivision prepared Korsiak Urban Planning, dated December 3, 2020 (the "Plan"), and revised on August 12, 2021 (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 REGION	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 standards, including the payment of Town and Regional development charges in accordance with their	LEGAL SERVICES REGION OF PEEL

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		applicable Development Charges By-laws.	
TOWN	2.	Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c.P.13, as amended, and be in full force and effect.	ZONING
TOWN	3.	Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage signed by an Ontario Land Surveyor, to the satisfaction of the Town.	ZONING MUNICIPAL NUMBERING
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.	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	6.	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
TOWN	7.	<p>1) 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"> • Agricultural uses • Commercial uses • Institutional uses • Environmental uses and parks • Brampton Flying Club 	DEVELOPMENT PLANNING DEVELOPMENT ENGINEERING LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> • Provincial highway” b) “Purchasers and/or tenants are advised that Tim Manley Avenue is proposed to extend east and connect with the Highway 10 and Highway 410 interchange and that traffic will increase over time as a result.” c) “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.” d) “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 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. Prior to assumption, 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. Upon assumption of the subdivision by the Town, 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 Department.” e) “Purchasers and/or tenants are advised that a temporary cul de sac may be constructed at the ends of streets that are planned to be extended in the future to facilitate the development of adjacent lands without further notice.” f) “Purchasers and/or tenants are advised that some streets may have sidewalks on both sides of the street. To confirm sidewalk locations, please contact the Town of Caledon, Planning Department.” g) “Purchasers and/or tenants are advised that wider than standard width sidewalks may be implemented in front of your property. Please check with the Town of Caledon to confirm sidewalk widths.” h) “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 	

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	<p>purchasing or leasing.”</p> <p>i) “Purchasers and/or tenants are advised that the number of parking spaces provided per unit may not be the equivalent of one parking space per bedroom within the dwelling. To confirm parking provided on a lot, please contact the Town of Caledon, Planning Department.”</p> <p>j) “Purchasers and/or tenants are advised that street trees and lot planting are a requirement of the Subdivision 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 residential lots. Purchasers and/or tenants are advised to confirm with the developer’s consulting landscape architect or the Town of Caledon, Open Space Design for proposed locations of any landscape features. Purchasers and/or tenants are advised that existing trees that have been retained on private residential lots are the sole responsibility of the lot owner and/or tenant to maintain.”</p> <p>k) “Purchasers and/or tenants are advised that existing trees that may have been retained on private residential lots are the sole responsibility of the lot owner and/or tenant to maintain.”</p> <p>l) “Purchasers and/or tenants are advised that the Brampton Flight Centre, owned and operated by the Brampton Flying Club, is located within close proximity to the subject development. Sound levels due to low flying aircraft may on occasion interfere with some activities of the dwelling occupants.”</p> <p>m) “Purchasers and/or tenants are advised that there could be the existence of any potential incompatible uses or features on adjacent lands such as noxious use, commercial/industrial uses, berms, noise walls, stormwater management facilities, etc.”</p> <p>n) “Purchasers and/or tenants are advised that the Town of Caledon reserves the right to introduce future transit routes, transit services, and facilities such as bus stops, platforms, shelters, pads, benches and other associated amenities on any Town right-of-way as determined by the Town of Caledon to provide effective service coverage.”</p> <p>o) “Purchasers and/or tenants are advised that the Town has undergone an Environmental Assessment for</p>	

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		<p>Chinguacousy Road and identified it as a future arterial route. To this regard, Chinguacousy Road will be reconstructed to an urban cross section at a future time to be determined by the Town.”</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall include in all agreements of purchase and sale, a warning clause alerting the prospective home purchasers or the existence of any potential incompatible uses or features on adjacent lands (i.e., noxious use, commercial/industrial uses, institutional (church) uses, railways, berms, noise walls, stormwater management facilities, etc.), in wording to the satisfaction of the Town.</p> <p>3) A clause shall be included in the Subdivision Agreement stating that the Owner shall include all above-noted warning clauses in all agreements of Purchase and Sale and Lease Agreements.</p>	
TOWN	8.	<p>1) Prior to grading, servicing or registration of the Plan or any phase thereof, whichever comes first, the Owner shall provide, to the satisfaction of the Town, the Credit Valley Conservation and/or the Toronto and Region Conservation Authority, the following:</p> <p>a) Evidence from the Ministry of Environment, Conservation and Parks which identifies any permits and/or other authorizations required under Ontario’s Endangered Species Act, 2007 (“ESA”) and its prescribed regulations;</p> <p>b) Evidence from Fisheries and Oceans Canada (DFO) which identifies any permits and/or authorizations required; and,</p> <p>c) Evidence of the proposed measures both on-site and off-site, or any combination thereof, to meet all requirements under the ESA and its prescribed regulations, if required.</p> <p>2) A clause shall be included in all agreements stating that the Owner shall attain all necessary approvals and permissions from the Ministry of Environment, Conservation and Parks that may be required for this development, its servicing, or any component thereof, in accordance with the timelines prescribed under the ESA and its regulations; and, that the Owner acknowledges and agrees to its exclusive responsibility to meet all requirements under the ESA and its prescribed regulations.</p> <p>3) A clause shall be included in all agreements stating that</p>	DEVELOPMENT PLANNING

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		the Owner shall attain all necessary approvals and permissions from Fisheries and Oceans Canada (DFO) that may be required for this development, its servicing or any component thereof.	
TOWN	9.	<p>A clause shall be included in the Subdivision Agreement stating that prior to assumption, the Owner shall:</p> <ul style="list-style-type: none"> a) 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, b) 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 Town, <p>all to the satisfaction of the Town.</p>	DEVELOPMENT PLANNING
TOWN	10.	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	11.	Prior to registration, a Transportation Phasing Assessment for Mayfield West Phase 2, Stage 2 shall be submitted to the satisfaction of the Town of Caledon. The Assessment shall identify the road network improvements to support the build-out of Mayfield West Phase 2 (Stages 1 and 2) and shall ensure that development in proximity to the proposed improvements shall be integrated such that they do not preclude or negatively affect the proposed transportation network. The recommendations of the Assessment shall be reflected in the Community-Wide Development Staging and Sequencing Plan Addendum.	TRANSPORTATION ENGINEERING
TOWN	12.	<p>Prior to registration:</p> <ul style="list-style-type: none"> 1) A satisfactory Community-Wide Development Staging and Sequencing Plan addendum which addresses, at a minimum, Section 7.14.4.3 of the Town's Official Plan and Paragraph 13 of the Mayfield West Phase 2 Financial Agreement dated November 10, 2015 and Paragraph 11 of the Master Financial Agreement Mayfield West Phase 2 Second Financial Agreement dated May 7, 2021, has been approved by the Town. 2) Satisfactory arrangements have been made that the final M-plan will meet the requirements of the approved Community-Wide Development Staging and Sequencing Plan and addendum, which may include phasing of the plan. 3) A satisfactory Site-Specific Development Staging and Sequencing Plan which is consistent with the approved 	DEVELOPMENT PLANNING

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		Community-Wide Development Staging and Sequencing Plan and Addendum, and addresses, at a minimum, Section 7.14.4.4 of the Town's Official Plan, shall be approved by the Town, if required by the Town.	
TOWN	13.	Prior to grading or site alteration, a satisfactory Community-Wide Functional Servicing Report which addresses, at a minimum, Section 7.14.4.5 of the Town's Official Plan, shall be approved by the Director of Engineering Services or their designate, in consultation with the Region of Peel and Conservation Authorities, if applicable.	DEVELOPMENT ENGINEERING
TOWN	14.	<p>Prior to grading or site alteration:</p> <p>1) A satisfactory Community-Wide Environmental Implementation Report which addresses, at a minimum, Section 7.14.4.6 of the Town's Official Plan, shall be approved by the Town, in consultation with the Region of Peel and Conservation Authorities.</p> <p>2) Any required site-specific Environmental Implementation Reports in accordance with Section 7.14.4.7 of the Town's Official Plan, have been approved by the Town.</p>	DEVELOPMENT ENGINEERING
TOWN	15.	Prior to registration, the Mayfield Station Developers Group (MSDG) Cost Sharing Group Trustee shall provide the Town with confirmation that the Owner has signed and is in good standing with all terms and conditions as set out in the MSGD Cost Sharing Group Agreement.	DEVELOPMENT PLANNING
TOWN	16.	Prior to registration, the Owner shall provide to the Town, confirmation from both the Region of Peel and Habitat for Humanity that satisfactory arrangements have been made for the provision of affordable housing within Mayfield West Phase 2, Stages 1 and 2, which addresses, at a minimum, Section 7.14.11 of the Town's Official Plan and paragraphs 10 and 11 of the Mayfield West Phase 2 Financial Agreement dated November 10, 2015.	DEVELOPMENT PLANNING
TOWN	17.	Prior to registration, the Owner shall provide written confirmation from the Trustee stating that the required funds for the purposes of a marketing and community building campaign have been provided in accordance with paragraph 8 of the Mayfield West Phase 2 Financial Agreement dated November 10, 2015.	DEVELOPMENT PLANNING
TOWN	18.	Prior to registration, the Owner shall provide written confirmation from the Trustee to the Town that all required funding in relation to the provision of Transit has been provided	DEVELOPMENT PLANNING

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		in accordance with paragraph 24 of the Mayfield West Phase 2 Financial Agreement dated November 10, 2015.	
TOWN	19.	That appropriate clauses be inserted in the Subdivision Agreement to address the requirements of the Public Infrastructure Works and Recreational Facility contained within the Mayfield West Phase 2 Financial Agreement dated November 10, 2015, if determined applicable by the Town.	DEVELOPMENT PLANNING
TOWN	20.	A clause shall be included in the Subdivision Agreement stating that the Owner shall comply with the requirements of the approved Comprehensive Environmental Impact Study and Management Plan, Water and Wastewater Servicing Study, Transportation Study, Cultural Heritage Survey and Community Design Plan, and the executed Financial Agreement to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	21.	<ol style="list-style-type: none"> 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, park blocks, school blocks, commercial and industrial blocks, townhouse blocks, medium density and high density blocks and future or phased development blocks. 2) The signage and location shall be approved by the Town prior to the erection of the sign(s) on the property. 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. 	DEVELOPMENT PLANNING
TOWN	22.	The Owner shall submit a Stormwater Management Pond Signage Location Plan to the satisfaction of the Town and shall install the appropriate warning and safety signage at the sole cost of the Owner prior to the operation of the stormwater management pond.	DEVELOPMENT ENGINEERING
TOWN	23.	<ol style="list-style-type: none"> 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. 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. 	INFORMATION TECHNOLOGY

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		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.	
TOWN	24.	Prior to servicing, 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. In accordance with the Town's Street Naming Policy and Procedure, at least one street name of appropriate heritage significance and one street name of appropriate Caledon Veteran recognition shall be shown on the final Plan submitted for approval.	MUNICIPAL NUMBERING
TOWN	25.	<p>1) Prior to servicing and prior to registration, the Owner shall obtain municipal address numbers from the Town.</p> <p>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.</p> <p>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.</p>	MUNICIPAL NUMBERING
TOWN	26.	<p>1) Prior to registration, the Owner shall prepare a plan which identifies the location and design of the utility boxes (i.e. Canada Post mailboxes, hydro boxes, etc.). The Plan shall demonstrate that the Canada Post mailboxes are limited to a maximum of 3 boxes/modules in a row and that where there are more than 3 boxes/modules in a row, the Owner shall work with the Town to provide appropriate screening (i.e. landscaping, structure) of the boxes, where required by the Town, all to the satisfaction of the Town.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall agree to prepare utility construction plans implementing recommended control measures for graffiti in accordance with the requirements and recommendations of the utility.</p>	URBAN DESIGN
TOWN	27.	1) Prior to offering units for sale and no later than registration, the Owner shall provide or cause to be provided,	ACCESSIBILITY

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		<p>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. 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 registration, the Owner shall provide proof 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.</p> <p>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	28.	<p>1. Prior to registration, the Community Design Plan shall be approved by the Town.</p> <p>2. Prior to registration, the Owner shall submit an updated priority lot plan to supplement Figure 8.5.11a (Mayfield West Phase 2 - Priority Lot Plan) on page 171 of the Mayfield West 2 Community Design Plan (CDP) and Framework Plan, to the satisfaction of the Town that provides for a description of the enhanced design guidelines for those areas of the Plan that differ from the approved CDP and Framework Plan, to the satisfaction of the Town. The updated priority lot plan will be in the form of an Addendum to the CDP to the satisfaction of the Town and Control Architect.</p>	URBAN DESIGN
TOWN	29.	<p>Clauses shall be included in the Subdivision Agreement requiring that:</p> <p>a) That all building permits are subject to Architectural Control, in accordance with the approved Architectural Design Brief and the approved Community Design Plan;</p> <p>b) All landscape and streetscape features are to be implemented in conformance with the approved Landscape Drawings, Urban Design Brief and Streetscape Drawings;</p> <p>c) That prior to submission, Building Permits are to be reviewed and stamped approved by the Town's Control</p>	URBAN DESIGN

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		Architect.	
TOWN	30.	<p>1) Prior to registration, for the purpose of the Sustainable Residential Home Strategy, the Owner shall provide documentation which identifies the house model on each lot/block, to the satisfaction of the Town. Alternatively, where appropriate at the sole discretion of the Town, the Town may request alternative arrangements of the Owner.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner agrees to:</p> <p>a) construct all development in accordance with the recommendations, documentation and requirements, as prescribed in the Sustainable Residential Home Strategy, approved by the Town.</p> <p>b) fulfill all implementation measures in accordance with paragraph 21 of the Mayfield West Phase 2 Financial Agreement dated November 10, 2015.</p> <p>c) Provide proof/verification of compliance with the SRHS for the identified homes as per condition 31(1) above, when requested by the Town.</p>	ENERGY AND ENVIRONMENT
TOWN	31.	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
TOWN	32.	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	33.	A clause shall be included in the Subdivision Agreement stating that 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 triangles, gateway features, 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.	LEGAL SERVICES
TOWN	34.	The Owner shall provide the Town with postponements for any	LEGAL SERVICES

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		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.	
TOWN	35.	Prior to registration, the Town's Finance Services Department shall confirm that the Owner has complied with the terms and conditions of the Mayfield West Phase 2 Financial Agreement dated November 10, 2015. To this end, the Owner shall be required to prepare and submit any and all documentation in order to satisfy the Town that the terms and conditions have been complied with.	FINANCE
TOWN	36.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner:</p> <ul style="list-style-type: none"> a) Shall avoid and/or mitigate, to the satisfaction of the Ministry of Tourism, Culture and Sport (MTCS) 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 MTCS and clearance of archaeological concerns for the subject lands by the Town. b) Shall immediately stop all work on the Subject Lands and notify the Town's Heritage staff, Director of Planning, and the MTCS in the event that deeply buried archaeological resources are found during the course of the development of the lands. Any and all work related to the discovery of deeply buried archaeological resources shall be carried out by the proponent, at their expense, to the satisfaction of the MTCS and the Town's Heritage staff. c) Shall carry out, or cause to carry out, the recommendations set out in the aforementioned report(s) to the satisfaction of the Town, and implement any and all measures that are required by the Town to protect any archaeologically significant sites. 	HERITAGE
TOWN	37.	<p>Prior to registration, the Owner shall:</p> <ul style="list-style-type: none"> a) Provide a revised concept plan for the Cook House on Lot 18 including all setbacks and elevations and addressing the comments provided by the Town of Caledon Planning staff on the preliminary concept plan prepared by ATA Architects. b) Once the revised concept plan for the Cook House is received and approved by the Director of Planning, submit a Heritage Conservation Plan Addendum (the "HCP") for the heritage dwelling known as the Cook 	HERITAGE

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>House, directed by the recommendations of the approved Cultural Heritage Impact Assessment and prepared by a Heritage Architect or Heritage Conservation Specialist who is a Professional member of the Canadian Association of Heritage Professionals (CAHP) in good standing, to the satisfaction of the Town. The HCP shall, at a minimum, include:</p> <ul style="list-style-type: none"> i. Confirmation of the proposed adaptive re-used plan of the Cook House; ii. Siting plan of the proposed lot, including all setbacks and additions; iii. Elevations of the Cook House, including all additions; iv. Measures to secure and protect the heritage dwelling during construction; v. Cost estimates and proposed timelines for all work identified in the HCP, including but not limited to exterior and interior conservation works and protection measures; <p>c) Provide securities for all work in the approved HCP, including a 30% contingency, in a form and amount satisfactory to the Director of Planning.</p> <p>d) Identify all recommended measures to secure and protect the Cook House from earthworks and construction activities, as recommended by the HCP, on the approved Site Servicing and Landscape drawings.</p> <p>e) Complete, install and maintain until the completion of all site works and construction all approved measures to secure and protect the Cook House from construction activities, to the satisfaction of the Town.</p> <p>f) Submit inspection reports for the Cook House outlined in the document Heritage Structure Monitoring – Cook Farmhouse, 12259 Chinguacousy Road Town of Caledon, Ontario, prepared by Golder Associates, dated February 4, 2021, until such time as the Cook House is reassembled and its conservation is complete.</p> <p>Clauses shall be inserted in the Subdivision Agreements, as deemed appropriate by Town staff for the above and to carry out or cause to be carried out any recommendations of the Heritage Conservation Plan.</p>	

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TOWN	38.	<p>Clauses shall be included in the Subdivision Agreement stating that:</p> <ul style="list-style-type: none"> a) Prior to registration, the Owner shall enter into a Heritage Easement Agreement with the Town of Caledon for the purposes of the long-term conservation of the Cook House with content satisfactory to the Director of Planning and in a form satisfactory to the Town Solicitor. b) Prior to assumption, the Cook House shall be reassembled and designated under Part IV of the <i>Ontario Heritage Act</i>. c) Any default by the Owner under the Heritage Easement Agreement shall be deemed to be a default under the terms of the Subdivision Agreement and the Town shall be entitled to draw from any security provided under the terms of the Subdivision Agreement to remedy any such default, and is entitled to require additional security to be deposited by the Owner to ensure compliance with the terms of the Heritage Easement Agreement. d) Should the Cook House not be reassembled and conserved by February 2023, as required in the document Heritage Structure Monitoring – Cook Farmhouse, 12259 Chinguacousy Road Town of Caledon, Ontario, prepared by Golder Associates, dated February 4, 2021, a thorough inspection of the structural elements and artifacts be undertaken by a Heritage Architect or Heritage Conservation Specialist who is a Professional member of the Canadian Association of Heritage Professionals (CAHP) in good standing, to the satisfaction of the Town. e) Prior to assumption and the release of any securities, the Owner shall provide certification from a Heritage Architect or Heritage Conservation Specialist, who is a Professional member of the Canadian Association of Heritage Professionals (CAHP) in good standing, confirming that all works identified in the HCP have been completed, to the satisfaction of the Director of Planning. f) All approved measures to secure and protect the Cook House from construction activities, shall be maintained to the satisfaction of the Town, until the completion of all site works and construction. 	HERITAGE
TOWN	39.	1. A clause shall be included in the Subdivision Agreement stating that the Owner:	HERITAGE

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		<p>a) Shall design and install prior to Assumption, to the satisfaction of the Town, a commemorative plaque in the Park Bloc referencing the history of the Cook House and its original location. The associated cost of all coordination and design work shall be at the sole cost of the Owner.</p> <p>b) Identify the location of any commemorative features on the approved Landscape drawings.</p> <p>2. Prior to registration the Owner shall provide securities to the Town for construction of the commemorative plaque. The security amount shall be based on an approved cost estimate and detailed plans, reports and/or drawings, to the satisfaction of the Town.</p>	
TOWN	40.	<p>1) Prior to registration, the Mayfield Station Landowners Group Inc. shall be required to enter into a Development Agreement (Spine Road/McLaughlin Road Development Agreement) with the Town, and provide the required securities. The Development Agreement shall be in full force and effect, all to the satisfaction of the Town.</p> <p>2) Prior to registration, the Town shall issue preliminary acceptance of McLaughlin Road from Mayfield Road to north of Lippa Drive, being described as Segment A in the approved Community-Wide Development Staging and Sequencing Plan (DSSP).</p> <p>3) Prior to registration, servicing work required for the Spine Road East, being described as Segments D and E in the approved Community-Wide Development Staging and Sequencing Plan (DSSP) shall be sufficiently advanced to the satisfaction of the Town.</p>	DEVELOPMENT ENGINEERING
TOWN	41.	<p>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/Service 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.</p>	DEVELOPMENT ENGINEERING LANDSCAPE
TOWN	42.	<p>1) Prior to any grading or any site alteration 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 approved Mayfield West Phase II, Stage 1 and 2 Community Wide Functional Servicing Report and the latest Provincial and Town</p>	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>requirements. To this regard, the Owner agrees to implement all final recommendations contained in the Town approved Stormwater Management Report and Plans, to the satisfaction of the Town.</p> <p>2) 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 report to the satisfaction of the Town. In this regard, the Owner shall be responsible to outlet all stormwater flows from the Plan to an adequate and acceptable outlet(s), all to the satisfaction of the Town, Credit Valley Conservation Authority and Toronto Region Conservation Authority.</p>	
TOWN	43.	A clause shall be included in the subdivision agreement stating that prior to registration of the plan the Owner shall reimburse the Town for any cost incurred by the Town for updating the Engineering's Report for the Alloa Drain Extension.	DEVELOPMENT ENGINEERING
TOWN	44.	<p>1) Prior to any grading of the lands, the Owner shall submit an Erosion and Sediment Control Report and Plans, in conformance with the Town's Erosion and Sediment Control Report and ESC Plans Terms of Reference to be undertaken during all construction phases until such time that the subdivision is assumed, all to the satisfaction of the Town.</p> <p>2) A clause shall be included in the Grading, Servicing and Subdivision Agreement stating that the Owner shall carry out, or cause to be carried out, the recommendations set out in the Erosion and Sediment Control Report and Plans during all construction phases on the lands until such time that the subdivision is assumed, all to the satisfaction of the Town.</p>	DEVELOPMENT ENGINEERING
TOWN	45.	<p>1) Prior to any grading or any site alteration of the Plan, a detailed soils investigation/report shall be prepared by a Geotechnical Engineer and submitted to the Town for review and approval. The report shall also address the design and construction of Stormwater Management Pond 5.</p> <p>2) 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.</p>	DEVELOPMENT ENGINEERING
TOWN	46.	A clause shall be included in the grading, servicing and Subdivision Agreements which states that the Owner shall be responsible to design, construct, certify and convey to the Town Stormwater Management Pond 5 as shown in the	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		approved Mayfield West Phase II, Stage 2 Community Wide Functional Servicing Report prepared by Urbantech Consulting, dated August 2021, all to the satisfaction of the Town. In this regard, the Owner shall also be responsible to routinely inspect, operate and maintain the noted facility 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. In addition, the Owner agrees that during construction of the pond no over excavation of the pond cells will occur, without prior approval from the Town.	
TOWN	47.	Prior to registration, the Owner shall supply with an Operations Maintenance manual for the Stormwater Management Facilities required to service the plan, all to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	48.	<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 all lands within and external to the Plan that are ultimately proposed to drain to the noted Stormwater Management Facility have been developed in their entirety, all to the satisfaction of the Town. In this regard the Owner shall:</p> <ul style="list-style-type: none"> a) operate and maintain all Stormwater Management Facilities in accordance with the Town approved Operations Maintenance and Monitoring manuals; b) supply the Town with inspection and maintenance records for all Stormwater Management Facilities upon request; c) maintain all monitoring, inspection and maintenance records on site to provide to Ministry of Environment, Conservation and Parks' staff upon request; and d) 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. 	DEVELOPMENT ENGINEERING
TOWN	49.	A clause shall be included in the servicing and subdivision agreement stating that all internal and external municipal servicing required to service the noted draft plan have been designed and constructed in accordance with the approved Mayfield West Phase II, Stage 2 Community Wide Functional Servicing Report prepared by Urbantech Consulting, dated August 2021.	DEVELOPMENT ENGINEERING
TOWN	50.	Prior to registration, the Owner agrees to design and construct any interim works on Chinguacousy Road, as determined by the Town, entirely at the Owner's cost all to the satisfaction of	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		the Town.	
TOWN	51.	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	52.	Prior to any servicing, all engineering and landscaping drawings must be approved by the Town.	DEVELOPMENT ENGINEERING LANDSCAPE
TOWN	53.	Prior to any servicing, the Owner shall provide a Traffic Control 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, transit stops, traffic signage (including all regulatory, warning and information signs), street trees and pavement markings all to the satisfaction of the Town. The Owner is responsible for supplying and installing all traffic (including No Parking), pedestrian and bicycle control signs and markings where required by the Town prior to preliminary acceptance.	DEVELOPMENT ENGINEERING TRANSPORTATION ENGINEERING
TOWN	54.	Prior to registration of the plan, the Owner shall submit a Record of Site Condition for all lands within this plan.	DEVELOPMENT ENGINEERING
TOWN	55.	A clause shall be included in the Subdivision Agreement requiring the Developer to consult with the Town of Caledon and Brampton Transit to determine suitable locations for transit stops and to indicate these locations on the Aboveground Servicing Plans	TRANSPORTATION ENGINEERING
TOWN	56.	A clause shall be included in the Subdivision Agreement requiring the Developer to provide a concrete standing area pad and shelter pad, per Brampton Transit specifications, for each Transit Stop, and include these requirements on the Aboveground Servicing Plan.	TRANSPORTATION ENGINEERING
TOWN	57.	A clause shall be included in the Subdivision Agreement that the Sales Office Plan include: a) The location of all Brampton Transit routes through the subdivision; and b) The location of all bus stops (if known) showing bus landing and shelter pads.	TRANSPORTATION ENGINEERING
TOWN	58.	1) 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. 2) 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.	DEVELOPMENT ENGINEERING

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>3) 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, by the Region, describing the lots, blocks, and dwelling units on and in which the noise attenuation works are to be installed, the particular nature of these works, the restrictive covenants required for the noise attenuation works, the lots and blocks on which these covenants are to be registered, and the noise warning clauses required for the Plan.</p> <p>4) A clause shall be inserted into the subdivision agreement stating that the Owner and all Builders and other persons selling lots or blocks within the Plan shall provide a certificate from the Owner's Acoustical Consultant to the Town certifying that the Builder's Plans for each dwelling unit to be constructed on the Plan show all of the noise attenuation works required by the approved acoustical report and the Approved Plans.</p> <p>5) A clause shall be inserted into the subdivision agreement stating that the Owner and all Builders and other persons selling lots or blocks within the Plan on which acoustical barriers have been installed shall register on the title of all such lots or blocks restrictive covenants satisfactory to the Town requiring that all owners of these lots or blocks:</p> <ul style="list-style-type: none"> a. will not alter or remove the original material or colour of the acoustical barrier unless authorized in writing from the Town or as required pursuant to condition b., and b. will maintain, repair, and if necessary, replace the acoustical barrier as originally installed. Any maintenance, repair, or replacement shall be done with same materials to same standards and have the same colour and appearance of the original acoustical barrier. <p>6) 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.</p> <p>7) 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.</p> <p>8) A clause shall in be included in the subdivision agreement</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>stating that the Owner and all builders and other persons selling lots, blocks, or dwelling units within the Plan, shall attach a copy of the approved noise attenuation statement to all agreements of purchase and sale for the lots or blocks referred to in the approved noise attenuation statement, or where agreements of purchase and sale have been entered into for any of the affected lands prior to the execution of the subdivision agreement, deliver a copy of the approved noise attenuation statement to all such purchasers of the affected lands prior to the completion of their agreements of purchase and sale.</p> <p>9) 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.</p> <p>10) A clause shall be included in the subdivision agreement stating that the Owner agrees that neither it nor any Builder nor any other person shall permit the occupancy of any dwelling units constructed on lots until all of the works identified in the Noise Attenuation Statement are installed or constructed to the satisfaction of the Town.</p> <p>11) 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.</p> <p>12) A clause shall be included in the Subdivision Agreement, in language to the satisfaction of the Town, stating that during the registration process of the Plan, a Section 118 restriction shall be registered on title for the lots and blocks which require acoustical barriers, as identified in the noise attenuation statement, stating that the Town will not consent to any transfer of ownership of any residential lots or blocks (or parts thereof) until the Town receives a satisfactory certification from the Owner's Acoustical Consultant certifying that the acoustical barriers have been</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>installed in accordance with the approved acoustical report and approved plans, to the Town's satisfaction.</p> <p>13) 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; air conditioners have been provided where indicated mandatory; the provision for adding air conditioners has been provided where required 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.</p>	
TOWN	59.	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	60.	A clause shall be included in the subdivision agreement stating that all lots or blocks to be left vacant, for a period of time as determined by the Town, shall be graded, seeded, maintained, signed and fenced if required prohibiting dumping and trespassing.	DEVELOPMENT ENGINEERING
TOWN	61.	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	62.	Prior to servicing, the Owner shall provide to the Town satisfactory plans that demonstrate how lands within the plan will be serviced by fibre optic cable, in accordance with the Town's Official Plan and the Mayfield West Phase 2 Financial Agreement dated November 10, 2015. To this end, the Owner shall install, at a minimum, appropriately placed manhole access, at least four 4" conduit along the collector roads and two 4" conduit along all local roads, with sufficient capacity to service at least three service providers or to a standard	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		satisfactory to the Town of Caledon.	
TOWN	63.	Prior to registration, the Owner agrees to provide such documentation to demonstrate that the Owner has used reasonable best efforts to facilitate the installation and construction of information technology and communications infrastructure required to deliver ubiquitous internet via wireless internet technology with download speeds of 50 mbps and upload speeds of 10 mbps throughout the Mayfield West Phase 2 Secondary Plan Area and that where wireless internet coverage is provided, the Owner shall provide a map showing the wireless internet coverage area and associated upload and download speeds or to a standard satisfactory to the Town of Caledon.	DEVELOPMENT ENGINEERING
TOWN	64.	The Owner acknowledges that the final width of Chinguacousy Road is subject to further investigation and potential widening as will be determined through the Chinguacousy Road Environmental Assessment (EA) and agrees to redline revise the draft plan of subdivision in accordance with the final recommendations of the EA. If the final widths have not been established prior to registration of the plan, a holding provision, as determined by the Town, will be placed on all lands potentially affected by any additional widenings.	DEVELOPMENT ENGINEERING
TOWN	65.	Subject to the final approval of the proposed Environmental Assessment currently being undertaken by the Town for Chinguacousy Road and the determination of the ultimate traffic volumes established through the Environmental Assessment, the Owner shall be responsible to update the Noise Control Feasibility Report prepared SS Wilson Associated, dated August 18, 2021, as required and implement any additional abatement measures as required.	DEVELOPMENT ENGINEERING
TOWN	66.	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	67.	<p>A clause shall be included in the Subdivision Agreement requiring that:</p> <ul style="list-style-type: none"> a) The Owner shall provide weekly reports to the Director of Engineering Services, pertaining to the erosion and sediment control facilities during grading and servicing work; b) The Owner shall undertake periodic inspections at the request of the Town to ensure maintenance of the erosion and sediment control facilities and submit reports to the Town upon completion of inspection; and, 	DEVELOPMENT INSPECTIONS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		c) During house construction, the Owner shall commit to daily scraping of the roads and By-weekly flushing of the roads.	
TOWN	68.	A clause shall be included in the Subdivision Agreement stating that prior to registration of the plan, the inspection report and Authorization to Connect pertaining to the installed streetlights, street light pedestals and electrical wiring, be received by the Town from the Electrical Safety Authority.	DEVELOPMENT INSPECTIONS
TOWN	69.	A clause shall be included in the Subdivision Agreement stating that the Owner shall maintain the roads within the Plan in a mud and dust free condition and free of debris and obstructions until the Town has assumed the road system. During the period for which the Owner is required to keep the roads free of snow, the Town shall plow the roads as and when it considers necessary and charge the cost thereof to the Owner.	DEVELOPMENT INSPECTIONS
TOWN	70.	A clause shall be included in the Subdivision Agreement stating that the Owner shall provide to the Town within thirty (30) days of registration of the Plan, "as recorded (construction)" drawings of the stormwater management facility and its components.	DEVELOPMENT INSPECTIONS
TOWN	71.	A clause shall be included in the Subdivision Agreement stating that within thirty (30) days of the placing of top asphalt, the Owner shall provide to the Town, all road tests and investigative results carried out by a qualified Professional Engineer engaged by the Owner.	DEVELOPMENT INSPECTIONS
TOWN	72.	<ol style="list-style-type: none"> 1) Prior to servicing, the Town shall consult with the Owner and engage the services of a suitably qualified Professional Engineer. 2) A clause shall be included in the Servicing Agreement stating that the Professional Engineer shall be required to be on-site full time during the construction of all of the works. 	DEVELOPMENT INSPECTIONS
TOWN	73.	<p>Prior to registration, the Professional Engineer shall:</p> <ol style="list-style-type: none"> a) Undertake core samples of the base asphalt and granular material for every 25 metres of road, in alternating lanes, to confirm the depth of material; and, b) Provide copies of the test results, findings and any recommendations to both the Town and Owner. 	DEVELOPMENT INSPECTIONS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	74.	<p>A clause shall be included in the Subdivision Agreement stating that the Professional Engineer shall:</p> <p>a) Prior to placing of top asphalt, undertake a FWD (Falling Weight Deflectometer) Test to determine pavement structural integrity and capacity and to determine the required minimum thickness of the top asphalt that the Owner must construct or place over the base asphalt; and,</p> <p>b) Provide copies of all test results, findings and any recommendations to both the Town and Owner.</p>	DEVELOPMENT INSPECTIONS
TOWN	75.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption of the Plan, submit to the Town electronic data in a format to the satisfaction of the Town on the storm water management facility components that shall be added to the Town's data base.</p>	DEVELOPMENT INSPECTIONS
TOWN	76.	<p>A clause shall be included in the Subdivision Agreement stating that prior to assumption of the Plan, the Owner agrees to cleanout the stormwater management pond and all related infrastructure (storm sewers) and restore all disturb areas to the satisfaction of the Town.</p>	DEVELOPMENT INSPECTIONS
TOWN	77.	<p>The Owner shall complete and submit to the Town for review and approval a bathymetric survey of the pond within 6 months of final assumption. Any deficiencies in storage volumes requirements within the pond shall be restored rectified prior to assumption and/or alternative arrangements shall be made to satisfaction of the Director of Engineering.</p>	DEVELOPMENT INSPECTIONS
TOWN	78.	<p>The Owner agrees that during construction of the stormwater management pond no over excavation of the pond cells will occur without prior approval from the Town.</p>	DEVELOPMENT INSPECTIONS
TOWN	79.	<p>1) Prior to servicing, 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, landscaping and signage in and around the stormwater retention pond blocks, streetscaping, window streets, greenway corridors, Greenland corridors, forest edge remediation, trail design, measures to protect existing vegetation, vegetative buffers and 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,</p>	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>MW2 Community Design Plan, EIR/EIS and the most current version of the Town of Caledon Development Standards and Subdivision Manual Policies and general/site specific Guidelines.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption, implement the approved Landscape Construction Drawings, at the sole cost of the Owner, to the satisfaction of the Town.</p>	
TOWN	80.	<p>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 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.</p>	LANDSCAPE
TOWN	81.	<p>A clause shall be included in the Subdivision Agreement stating that the Town shall secure twice the cost of construction value of any proposed entry/gateway features located upon Town properties for future maintenance and replacement purposes.</p>	LANDSCAPE
TOWN	82.	<p>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 the clean up of all refuse, waste and debris and cut grass on all stormwater retention basins and trails blocks to the satisfaction of the Town until assumption of the Plan.</p>	LANDSCAPE
TOWN	83.	<p>Prior to the execution of the Subdivision Agreement, the Trustee shall verify the area of any approved Greenway Corridor block(s) including the values from previously registered plans of subdivision in the form of a continually updated tracking system, if applicable, as determined by the Town. The verification shall also indicate the remaining area of Greenway Corridor Block(s) to be accounted for in the future plan(s) of subdivision in accordance with clause 23 of the Financial Agreement (dated November 10, 2015). The verification shall be in the form of a letter and chart signed by the Trustee.</p>	LANDSCAPE
TOWN	84.	<p>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</p>	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>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 and the removal of invasive species. The report should also indicate if a subsequent hazard tree monitoring report is required.</p> <p>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. 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>	
TOWN	85.	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.	LANDSCAPE
TOWN	86.	<p>A clause shall be included in the grading, servicing and subdivision agreements stating that:</p> <ol style="list-style-type: none"> 1) The park block shall not be used for stock piling or storage of any construction materials, including topsoil. 2) No utility boxes or easements will be permitted within the park block or along any street frontage of a park block. 	PARKS
TOWN	87.	A clause shall be included in the subdivision development agreement that 'The Owner shall be responsible for conveyance of the Park Block 363 to the Town to the satisfaction of the Director of Community Services or their designate, pursuant to s. 51.1 of the Planning Act and in accordance with the Official Plan policies prior to the registration of the plan of subdivision'.	PARKS
TOWN	88.	A clause shall be included in the subdivision development agreement that 'The Owner agrees to provide parkland and/ or	PARKS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>cash in lieu of parkland in accordance with clauses 38 to 44 of the Parkland (Schedule C-1) of the Financial Agreement dated November 10, 2015. Prior to registration of the Plan, the Trustee shall calculate parkland dedication requirement according to the Town's Official Plan policies and Official Plan Amendment - 235 and identify whether the actual development triggers any additional parkland dedication requirement, above and beyond identified in the Parkland Dedication Summary in Schedule F of the Financial Agreement dated November 10, 2015. The verification shall be in the form of a letter signed and dated by the Trustee. Any additional parkland requirement will be addressed in accordance with clause 44 of the Financial Agreement.</p>	
TOWN	89.	<p>Prior to servicing, the Owner shall submit detailed Park Construction Drawings prepared by a Certified Landscape Architect, to the satisfaction of the Director of Community Services or their designate. Upon approval of the drawings, the Town shall own the drawings for use in tendering the construction of the park. The Park Construction Drawings shall include detailed electrical and lighting plans with photometric completed and stamped by a Certified Engineer. No utility boxes or easements will be permitted within the park block or along any street frontage of a park block.</p>	PARKS
TOWN	90.	<p>A clause shall be included in the subdivision agreement stating that 'The Owner shall be responsible for the cost of implementation of the park base development which include:</p> <ol style="list-style-type: none"> a. Installation and maintenance of vegetation and/or tree protection fencing in accordance with the Town approved plans. b. Rough and fine grading (within 50mm (2") tolerance) of all proposed soft landscape areas with a minimum of 150mm (6") of topsoil. The elevations should be 150mm below proposed finished, final approved grade as per the approved landscape drawings. The entire park base condition is to then be seeded as per the approved seeding mix. c. Compacted engineered fill shall be installed under all proposed hard surfaced areas. The engineered fill is to be installed to bottom of the granular sub-base elevation of the future hard surface as per approved landscape drawings. The remaining difference should be topsoil and seeded to 150mm (6") below proposed finished, final approved grade. d. The implementation of any low impact development features. e. All proposed culverts, catch basins and pipe connections shall be installed as per the approved drawings. 	PARKS

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<ul style="list-style-type: none"> f. All catch basin top of grates are to be installed 150mm below the proposed finished, final grade. All catch basin pipe connections shall be installed below frost level. Pipe connections shall be insulated where installation below frost level cannot be obtained within the design. g. All proposed perimeter chain link fencing shall be installed as per the approved landscape and/or engineering drawings. The remaining perimeter of the park block shall be enclosed with page wire fencing (T-bar posts) where chain link fencing is not proposed, in order to prevent encroachments and/or illegal dumping of debris. h. All required Region of Peel approved site services (water, hydro and sanitary) are to meet or exceed the most up to date Region of Peel standards and shall be installed up to the park block property line as per the approved drawings. i. All utilities shall be properly staked and labelled above ground for ease of location during construction by the Town of Caledon. Where water services are required (eg. splash pad, washroom, zurn hydrant.), a Region of Peel approved, appropriately sized meter chamber with a shut off valve shall be installed within the park block as per approved plan. j. Upon completion, a stamped and signed certification letter from the consulting engineer shall be submitted to the Town of Caledon verifying that the park base conditions have been implemented as per the approved park drawings. The certification letter is to note as-built top of grate and pipe invert elevations for all catch basins and man holes. In addition, an Auto-CAD drawing is to be submitted showing the as-built grading and servicing information overlayed on top of the proposed grading information. The drawing is to include 0.25m contour intervals (or as directed by the Town) and spot elevations at key points on site (eg. catch basin rim elevations, high point swales and ridges). k. A minimum of 5 core samples per site shall be conducted by the developer, at their expense, and reports submitted to the Town of Caledon to verify topsoil depths within park blocks. Additional core samples (5+) may be required, at the discretion of the Town of Caledon. l. The developer shall provide at their expense, an as-constructed survey of all finished (compacted) sub-grades and finished (topsoil) grades. Survey information shall be provided to the Town of Caledon in electronic and paper format, along with a .dwg AutoCAD file. m. The developer shall provide at their expense, adequate record of topsoil testing to the Town of Caledon for all 	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>topsoil placed on park sites. If amendments are required of the topsoil, a pre-and post-test analysis report will be required.</p> <p>n. All features noted above shall be implemented to the satisfaction of the Director of Community Services or their designate without any reimbursement by means of development charge credits.</p>	
TOWN	91.	A clause shall be included in the Subdivision Agreement stating that the Owner, shall clean up all refuse, waste and debris and cut grass on all park blocks to the satisfaction of the Director of Community Services or their designate, until assumption of the Plan.	PARKS
TOWN	92.	A clause shall be included in the Subdivision Agreement stating that 'The Owner shall provide the Town with cash or letter of credit to cover the Town approved estimate for the cost of implementation of the Base Park Development for the Park Block to the satisfaction of the Director of Community Services or their designate'.	PARKS
REGION OF PEEL	93.	<p>Prior to execution of the Subdivision Agreement by the Region, the Developer shall:</p> <ol style="list-style-type: none"> 1) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Owner's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and 2) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form. 	REGION
REGION OF PEEL	94.	<p>Provision shall be made in the Subdivision Agreement with respect to:</p> <ol style="list-style-type: none"> 1) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and 2) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time. <p>pursuant to the Region's Development Charges By-law, as amended from time to time.</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	95.	<p>In respect of the water meter fees:</p> <ol style="list-style-type: none"> 1) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands; 2) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and 3) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request. 	REGION
REGION OF PEEL	96.	<p>The Owner shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands. All costs associated with easements dedications shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION OF PEEL	97.	<p>As a condition of registration of this Plan or any phase thereof, the Owner shall submit to the Region for review and approval satisfactory community wide Development Staging and Sequencing Plan (DSSP), including Phasing Plan, prior to such plan being registered. All costs associated with preparation of the DSSP shall be at the sole expense of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION OF PEEL	98.	<p>Should the development proceed with the pre-servicing of the Plan prior to the Region's widening Mayfield Road (Capital Project #13-4055), interim access road works, as identified in the Development Staging and Sequencing Plan, will be required at 100% the expense of the Developer (including design and construction costs). A detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction within the Region's right of way. The engineering submission shall include</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings. A clause shall be included in the Subdivision Agreement in respect of same.	
REGION OF PEEL	98.	The Owner shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	99.	The Developer shall acknowledge and agree that servicing of the subdivision will require construction of a 300 mm dia. Watermain to service the Affordable Housing Blok which is the financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	100.	The Developer 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 Developer. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	101.	Servicing of the subdivision will require construction of external 300mm diameter watermains on Chinguacousy Road from Tim Manley Avenue to future Street B northerly intersection, which are the financial responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	102.	Prior to servicing, the Owner's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.	REGION
REGION OF PEEL	103.	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 OF PEEL	104.	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	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		construct and design these services in accordance with the latest Region standards and requirements.	
REGION OF PEEL	105.	Prior to a satisfactory engineering submission, the Owner shall submit to the Region for review and approval a Functional Servicing Report showing the proposed sanitary sewer and water servicing plans for the development.	REGION
REGION OF PEEL	106.	Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region to review and approval.	REGION
REGION OF PEEL	107.	Prior to registration of the plan of subdivision, the Owner shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Owner. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.	REGION
REGION OF PEEL	108.	<p>Prior to registration of the plan of subdivision, the Owner shall ensure that:</p> <p>1) The proposed Lots or Blocks fronting Laneways within the plan can be serviced by municipal water and wastewater services in accordance with the Town's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the Town of Caledon standard drawings where Region's underground services are permitted. Any new proposed standard, or modifications to an existing standard, would need to be submitted and reviewed through the Town of Caledon's Standards Committee; and</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION OF PEEL	109.	Prior to servicing the Region may require the Owner to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.	REGION
REGION OF PEEL	110.	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

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	111.	<p>The Owner will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Owner shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Owner pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION OF PEEL	112.	<p>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;</p> <ol style="list-style-type: none"> 1) 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 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. 2) 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: <ol style="list-style-type: none"> a) 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: <ol style="list-style-type: none"> I. Bacteriological Analysis - Total coliform and 	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>E-coli counts</p> <p>II. Chemical Analysis - Nitrate Test</p> <p>III. Water level measurement below existing grade</p> <p>b) In the event that the test results are not within the Ontario Drinking Water Standards, the Developer 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.</p> <p>c) 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.</p>	
REGION OF PEEL	113.	<p>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 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.</p>	REGION
REGION OF PEEL	114.	<p>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.</p>	REGION
REGION OF PEEL	115.	<p>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.</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	116.	<p>The Owner agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Regions Legal Services Division:</p> <ul style="list-style-type: none"> a) A copy of the final signed M-Plan b) A copy of the final signed R-Plan(s); and c) The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents. <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION OF PEEL	117.	<p>As a condition of registration of this Plan, the Owner shall gratuitously dedicate Block 359, free and clear of all encumbrances and to the satisfaction of the Region. A Certificate of Title shall be provided, in a form satisfactory to Peel Region. All costs associated with land transfers and easements shall be borne by the Owner. Clauses shall be included in the Subdivision Agreement in respect of same</p>	REGION
REGION OF PEEL	118.	<p>That the Owner shall install information signs, on the Region of Peel Affordable Housing Block (Block 359) clearly advising of the future use and function of this block, and that no dumping on the site is permitted, prior to registration. Text is to be approved by Peel Region. The Owner agrees to install signs at locations to be determined by the Region. The Owner is to maintain these signs in good, legible condition until such time as the land is conveyed to the Region.</p>	REGION
REGION OF PEEL	119.	<p>That the Owner agrees in writing, prior to final approval, that no fill may be dumped on Block 359, to the satisfaction of Peel Region.</p>	REGION
REGION OF PEEL	120.	<p>.As a condition of registration of this Plan, the Owner agrees to erect a chain link fence, in accordance with the Region's standards, along the Block 359 boundaries as determined by Peel Region and shall be erected prior to final approval.</p>	REGION
REGION OF PEEL	121.	<p>That the Owner agrees to rough grade Block 359 to meet the grades of the adjacent lots or blocks to the satisfaction of Peel Region</p>	REGION
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	122.	<p>The final Plan shall be in general conformity with the Draft Plan of Subdivision, prepared by Korsiak Urban Planning, revised May 27, 2022, received by TRCA staff on September 22, 2022, prior to a request for clearance for registration of any phase of this plan, to:</p> <ul style="list-style-type: none"> a) Include appropriate blocks that are to be gratuitously 	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>conveyed into public ownership as appropriate to the satisfaction of the TRCA and Town of Caledon.</p> <p>b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the Town of Caledon and TRCA as a result of the completion of the required studies.</p> <p>c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.</p>	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	123.	Prior to registration of the Plan of Subdivision, provide an M-plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the Town and TRCA.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	124.	That the implementing zoning by-law be prepared to the satisfaction of TRCA and recognize the Environmental Protection Areas and Greenway Corridor (Blocks 364 and 365) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of TRCA.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	125.	That the Owner provide copies of the approved implementing zoning by-law and fully executed subdivision agreement to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	126.	<p>That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and receive the approval of the TRCA for:</p> <p>a) A detailed engineering implementation report (i.e. Stormwater Management Report) that describes in detail the applicable stormwater management criteria (i.e. quantity, quality, erosion control and site water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it complies with TRCA requirements and the following reports:</p> <ul style="list-style-type: none"> - Final Comprehensive Environmental Impact Study and Management Plan, prepared by Hensel Design Group, Part A March 27, 2019, Part B: dated January 15, 2020 and Part C: September 2020; and, - Final Community-wide Environmental Implementation Report, prepared by Crozier & Associates and Functional 	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p data-bbox="540 247 1227 281">Servicing Report, prepared by Urbantech Consulting.</p> <p data-bbox="493 312 812 346">This report shall include:</p> <ul style="list-style-type: none"> <li data-bbox="493 380 1289 646">i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed storm water management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development. <li data-bbox="493 680 1289 1081">ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines. <li data-bbox="493 1115 1289 1417">iii. Detailed plans and mapping indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilitates (i.e., infiltration trenches, Stonecore Wetland outlets 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 Ontario Regulation 166/06. <li data-bbox="493 1451 1289 1549">iv. Measures for minimizing and mitigating erosion related impacts on the riparian system and its wetlands to the satisfaction of the TRCA. <li data-bbox="493 1583 1289 1717">v. The integration of LID measures and the employment of source and conveyance controls to: mimic pre-development site hydrology and water balance to the satisfaction of the TRCA. <li data-bbox="493 1751 1289 1883">vi. Proposed methods for controlling or minimizing erosion and siltation on-site and for downstream areas during and after site servicing and building construction, in accordance with TRCA's "Erosion and Sediment Control 	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Guide for Urban Construction” (dated 2019), as utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing, staging, an inspection program and reporting, and turbidity monitoring consistent with TRCA’s guidelines must be included.</p> <p>vii. An overall Site-Level Water Balance assessment that will identify measures that will be implemented during pre and post development that:</p> <ul style="list-style-type: none"> a) Mimic the pre-development surface and groundwater water balance for the overall site; b) Mitigate against any potential on-site or downstream erosion associated with the stormwater management system. <p>b) A groundwater constraint assessment that will examine existing and proposed groundwater levels in related to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow groundwater, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.</p> <p>c) Development constraint mapping for areas adjacent to natural features, showing all of the following that are applicable to the site: Regional Storm floodlines (post-modification), stable slope limits, setbacks and required buffers, for the proposed draft plan of subdivision in accordance, with all proposed development and site alteration overlaid, to the satisfaction of the TRCA.</p> <p>d) Plans illustrating that all works, including grading, temporary/permanent fill placement, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed within the natural heritage system or associated buffers beyond the limits accepted prior to draft approval. Further that grading plans indicate how grade differentials will be accommodated</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>without the use of retaining walls within or adjacent to natural feature blocks or associated buffers.</p> <p>e) Any required TRCA permits for development proposed within the TRCA regulated area on the subject property for which permits would be required.</p>	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	127.	That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA at detailed design. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	128.	That a natural heritage implementation brief is submitted to the satisfaction of the TRCA. The report will: summarize the impact analysis and recommended mitigation measures from the approved CEISMP/EIR; summarize the extensive restoration of the greenbelt EPA lands; and finally to summarize the mitigation measures from the previous EIR/CEISMP reports that are now proposed at detailed design and how these designs are in keeping with the approved studies.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	129.	That progressive detailed restoration plans of the highest standard and in accordance with the Phase 2 EIS/EIR and CEISMP are provided and approved by TRCA staff for the establishment/ enhancement of the Natural Heritage System in Greenbelt Blocks 364 and 365 in keeping with current TRCA guidelines to the satisfaction of the TRCA. And, that monitoring, and replanting of these areas be completed for a minimum 3-year period, with sufficient funds being secured through a letter of credit in favour of the TRCA (where such lands are being dedicated to the TRCA), or other appropriate measure.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	130.	That lands within the Natural Heritage System (i.e., Blocks 364 and 365) be dedicated to TRCA or Town of Caledon, free of all charges and encumbrances, to the satisfaction of TRCA. And, that the developer agree to register all easements as may be required by the condominium or Township as it may be, for the purposes of access and maintenance of any stormwater management infrastructure, prior to or concurrent with the dedication of lands to the Township or TRCA.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY	131.	That prior to any development, pre-servicing or site alteration taking place on the property, the owner enters into an agreement with TRCA that provides unfettered access to the lands, including permissions to execute the baseline and long-	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
(TRCA)		term monitoring required for the implementation of the approved Comprehensive and Adaptive Management Plan (CAMP), whose primary purpose is to guide future development policy and practice.	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	132.	That prior to a request for registration of any phase of this subdivision. Should this not occur within 10 years of draft approval of this plan, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies, as required, to reflect current day requirements.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	133.	That all community information maps and promotional sales materials for lots or blocks adjacent to Blocks 364 and 365, those lots being 11-18, 48-65, 137-144 and 186 clearly identify the presence of these features, their environmental significance, and identify limitations to permitted uses within these areas and restrictions to access from private lots.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	134.	That promotional sales materials for lots containing private LIDs to achieve water balance identify these features, limitations to altering these systems, and identify the landowner's responsibilities for maintaining these areas.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	135.	<p>That the owner agrees in the Subdivision Agreement, in wording acceptable to the TRCA:</p> <ul style="list-style-type: none"> a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions; b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA; c) To design and implement on-site erosion and sediment controls in accordance with current TRCA standards; d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA; e) To undertake regular inspections of the erosion and sedimentation controls in accordance with the 2019 Erosion and Sediment Control Guide for Urban Construction and provide TRCA access to the inspection documentation in a digital format; 	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>f) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA;</p> <p>g) To erect a permanent fence, without gates, to the satisfaction of the TRCA and Town at the rear of lots adjacent to EPA lands prior to occupancy of each property;</p> <p>h) To implement all water balance/infiltration measures identified in the water balance study completed for the subject property</p> <p>i) To provide for planting, and enhancement of Blocks 364 and 365, in accordance with drawings approved by the TRCA. And, that monitoring and replanting of these areas, be completed for a minimum 3-year period – to a maximum of 5 years, to the satisfaction of the TRCA, with sufficient funds being secured through a Letter of Credit in favour of the TRCA, or other appropriate measure;</p> <p>j) To provide for the warning clauses and information identified in TRCA's conditions;</p> <p>k) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan;</p> <p>l) To consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements;</p> <p>m) To carry out or cause to be carried out the cleaning-out and maintenance of all stormwater management and LID infrastructure (including best management practice measures and Jellyfish units), as may be required in this instance, prior to assumption of the subdivision by the Town. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures are being constructed or incorporated (i.e., infiltration galleries) to identify the presence of such measures and to clearly identify the owner's responsibilities for long- term maintenance, and any restrictions to uses on any portion of their property that these may require;</p> <p>n) To gratuitously dedicate Blocks 364 and 365 to the</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>TRCA or Town, in a condition that is satisfactory to the Town or TRCA. And, that the owner completes regular inspections, any required maintenance, and the removal of encroachments and historical, man-made intrusions from these blocks prior to conveyance, which must include but is not limited to the removal of paths, culverts, dams, weirs, structures, fences, debris, etc. and restore these areas to a natural state, to the satisfaction of TRCA. And that the owner agrees to provide securities to the TRCA for the duration of the monitoring programs, to provide for the implementation of any required adaptive management measures as well as to remove any encroachments from the blocks prior to conveyance, to the satisfaction of the TRCA;</p> <p>o) To provide easements or similar protective measures in the locations of any LIDs private lots in order to protect their critical stormwater function in perpetuity;</p> <p>p) To provide easements, as required, over the areas in which stormwater outfalls and pipes are located, for maintenance purposes;</p>	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	136.	<p>That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots adjacent to Blocks 364 and 365 (NHS), which identifies the following:</p> <p>a) That a natural environmental protection block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnics, barbeque or garden areas; storage of materials and/or the dumping of refuse, lawn clippings or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates is prohibited.</p>	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	137.	<p>That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots or blocks on which LIDs are proposed as part of the water balance measures for the subdivision, which identifies the following:</p> <p>a) That Low Impact Development measures (e.g., infiltration galleries) are located on the subject property,</p>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>which form an integral part of the stormwater management infrastructure for the community. It is the owner's responsibility to clean this system and to ensure that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in their original form. Access to this system for inspection purposes may be required from time to time by the Township or Toronto and Region Conservation Authority staff, with the provision of adequate notice to the landowner of the intent to access the property.</p>	
PEEL DISTRICT SCHOOL BOARD	138.	<p>Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant/owner and the School Board(s) for this plan.</p>	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	139.	<p>The developer/owner shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.</p>	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	140.	<p>The Peel District School Board requires the following clauses be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:</p> <p>a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p> <p>b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."</p>	PEEL DISTRICT SCHOOL BOARD
DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL	141.	<p>Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding</p>	DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
BOARD		the adequate provision and distribution of educational facilities have been made between the Applicant/Owner and the School Boards for this plan.	BOARD
DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD	142.	<p>That the Applicant/Owner shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following:</p> <p style="padding-left: 40px;">“Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available.”</p> <p>These signs shall be to the Dufferin-Peel Catholic District School Board’s specifications, at locations determined by the Board and erected prior to registration.</p>	DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD
DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD	143.	<p>That the Applicant/Owner shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:</p> <p>a) “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”</p> <p>b) “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”</p>	DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD
BELL CANADA	144.	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	145.	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	146.	The Owner is advised to contact Bell Canada at	BELL CANADA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.	
BELL CANADA	147.	<p>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.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	BELL CANADA
ENBRIDGE GAS	148.	The Owner/Applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@enbridge.com 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	149.	In the event that easement(s) are required to service this development, and any future developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.	ENBRIDGE GAS
CANADA POST	150.	The Owner/Developer shall consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CANADA POST
CANADA POST	151.	The Owner/Developer shall confirm to Canada Post that the final secured permanent Community Mailbox locations will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CANADA POST
CANADA POST	152.	The Owner/Developer shall install a concrete pad at each Community Mailbox location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings.	CANADA POST
CANADA POST	153.	The Owner/Developer shall agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This	CANADA POST

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent Community Mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.	
CANADA POST	154.	The Owner/Developer shall communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.	CANADA POST
CANADA POST	155.	The Owner/Developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Caledon.	CANADA POST
CANADA POST	156.	The Owner/Developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post.	CANADA POST
SUMMARY CONDITIONS	157.	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
	158.	Town of Caledon that Conditions 1 through 92, inclusive have been satisfied.	TOWN OF CALEDON
	159.	Region of Peel that Condition 1 and 93 through 121, inclusive have been satisfied.	REGION OF PEEL
	160.	Toronto Region Conservation Authority that Condition 122 through 137, inclusive have been satisfied.	REGION OF PEEL
	161.	Peel District School Board that Conditions 138 through 140, inclusive have been satisfied.	PEEL DISTRICT SCHOOL BOARD
	162.	Dufferin-Peel Catholic District School Board that Conditions 141 through 143, inclusive have been satisfied.	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
	163.	Bell Canada that Condition 144 through 147, inclusive have been satisfied.	BELL CANADA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
	164.	Enbridge Gas that Conditions 148 through 149, inclusive have been satisfied.	ENBRIDGE GAS
	165.	Canada Post that Conditions 150 through 156, 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 of the Town are payable in accordance with the applicable Development Charges By-laws, upon issuance of a building permit, at the rate in effect on the date issued.	
	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.	

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: Christina Marzo Public Works, Development Services Region of Peel 10 Peel Centre Drive Brampton, ON L6T 4B9 Tel: 905-791-7800 Email: christina.marzo@peelregion.ca</p>	<p>Attn: Suzanne Blakeman Manager, Planning and Enrolment Peel District School Board 5650 Hurontario Street Mississauga, ON L5R 1C6 Tel: 905-890-1010 x. 2221 Email: suzanne.blakeman@peelsb.com</p>
<p>Attn: Stephanie Cox Manager of Planning and Development Dufferin-Peel Catholic District School Board 40 Matheson Blvd West Mississauga, ON L5R 1C5 Tel: 905-890-1221 Email: stephanie.cox@dpcdsb.org</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: Christopher.fearon@canadapost.ca</p>
<p>Attn: Christopher Watts Archaeology Review Officer Cultural Programs Unit Programs & Services Branch Ministry of Tourism, Culture & Sport 400 University Ave., 4th Floor Toronto, ON M7A 2R9 Tel: 416-212-5107 Email: christopher.watts@ontario.ca</p>	<p>Attn: Municipal Notices Enbridge Gas Distribution Inc. Distribution Asset Management, Municipal Notices 4th Floor, 500 Consumers Road North York, ON M2K 1P8 Tel: 416-758-4754 Email: MunicipalPlanning@enbridge.com</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: rowcentre@bell.ca</p>	<p>Attn: Adam Miller Toronto and Region Conservation Authority 5 Shoreham Drive Downsview, ON M3N 1S4 Tel.: 416-661-6600 Email: amiller@trca.on.ca</p>