

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: August 05, 2026

CASE NO(S).:

OLT-25-000169

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Minister of Municipal Affairs and Housing
Subject:	Plan of Subdivision - Appeal of approval
Description:	To permit development of residential, commercial, and recreational facilities.
Reference Number:	21T-24011C
Property Address:	Part of Lot 21 and 22, Concession 1 and 2, West of Hurontario Street
Municipality/UT:	Caledon/Peel
OLT Case No.:	OLT-25-000169
OLT Lead Case No.:	OLT-25-000169
OLT Case Name:	Minister of Municipal Affairs and Housing v. Caledon (Town)

PROCEEDING COMMENCED UNDER subsection 9(1) of the *Ontario Land Tribunal Act*, 2021, S.O. 2021, c. 4, Sched. 6

Request by:	Town of Caledon
Motion for:	Directions

Heard: July 13, 2026, in writing

APPEARANCES:

Parties

Minister of Municipal Affairs
and Housing

Counsel

Daron Earthy
Olivia Anstess

Town of Caledon

Stephen Chisholm
Melissa Lanfanti

DECISION DELIVERED BY GREGORY J. INGRAM AND ORDER OF THE TRIBUNAL

[Link to Final Order](#)

INTRODUCTION

[1] The Town of Caledon (“Applicant” and/or “Town”) filed a Motion in writing seeking an Order and/or Decision of the Tribunal related to appeals launched by the Minister of Municipal Affairs and Housing (“MMAH” or “Appellant”) regarding By-law Nos. 2024-50, 2024-53, 2024-54, 2024-58, and 2024-60 (“Subject By-laws”) and the approval of a Draft Plan of Subdivision 21T-24011C (Case No.: OLT-25-000169) (“Subdivision Appeal”).

[2] The Town’s Motion Record requests the following relief from the Tribunal:

1. An Order pursuant to s. 34(31) of the *Planning Act*, R.S.O. 1990, c. P. 13 (the “Planning Act”) deeming the Subject By-laws to have come into force on the day they were passed for all lands not part of the Zoning Appeals launched by the MMAH and located outside of the Ministry of Transportation’s (“MTO”) Highway 413 corridor, as designated under the *Public Transportation and Highway Improvement Act*, R.S.O. 1990, c. P.50 (“Highway 413”) and the Ministry of Energy and Mines (“MEM”) Northwest GTA Transmission Corridor Identification Study’s Narrowed Area of Interest dated December 2, 2025 (“NAI”).
2. An Order directing that the 2024-53 Appeal (Case No. OLT-24-000846) and Subdivision Appeal (Case No. OLT-25-000169) be heard together.

3. An Order and Decision allowing the Subdivision Appeal, in part, by approving the Revised Draft Plan of Subdivision 21T-24011C (“Revised Draft Plan”).
4. An Order of the Tribunal providing that the Subdivision Appeal be adjourned *sine die* for those lands on the Revised Draft Plan mapping located within Highway 413 and/or NAI and directing the Parties to provide an update to the Tribunal on the lands remaining under appeal within eighteen (18) months of an issued Order.
5. An Order abridging the time for service of the Notice of Motion, if necessary.

[3] The MMAH advised that it consents to the relief sought by the Town through this Motion and takes no position with respect to the planning merits of the subdivision.

GROUND FOR THE MOTION

[4] The Town adopted the Future Caledon Official Plan (“Official Plan”) in March 2024 which added approximately 5800 hectares to the Settlement Area Boundary which would permit residential mixed-use development to help the Town meet its growth projections to “achieve 300,000 people and 125,000 jobs by 2051”. Specifically, the new lands were redesignated from “Prime Agricultural Area” to “New Community Area” to allow for future residential development and mixed-use communities. The “New Community Area” in combination with the “New Employment Area” would be designated as “New Urban Area 2051”. The MMAH approved the Official Plan in October 2025.

[5] Subsequently the Town initiated twelve Zoning By-law amendments on specific lands within the New Community Area and existing Settlement Area with the intent of

bringing the zoning into conformity with the land use designations established in the Official Plan upon its approval.

[6] Following the prescribed public consultation process, the Town passed the Subject By-laws in June 2024.

[7] The MMAH launched an appeal of the Subject By-laws on the basis that the rezoned lands are within the Focused Analysis Area (“FAA”) of the MTO and NAI, identified by the MEM.

[8] Following the launch of the Appeal, the MTO and MEM revised the layout of the FAA and NAI resulting in the Town bringing a Motion on consent, which was subsequently granted by the Tribunal in September 2024 permitting the Subject By-laws to come into force on the portions of the relevant lands which were no longer subject to the FAS or NAI.

[9] A Draft Plan of Subdivision was approved with conditions by the Town in January 2025 for the subject lands which included lands within the FAA and NAI resulting in an appeal being launched by the MMAH to the Tribunal in February 2025 (Case No. OLT-25-000169).

[10] The MTO formally identified the specific route of Highway 413 in November 2025 and has confirmed that the geographic scope of the Zoning Appeals are limited to the revised areas identified as:

1. “Highway 413 Controlled Access Highway”; and
2. “NWGTA Transmission Corridor Narrowed Area of Interest”

MATERIALS RELIED UPON FOR THESE PROCEEDINGS

- Notice of Motion Hearing in Writing, May 14, 2026
- Motion Record of the Town of Caledon – including sworn affidavits of Professional Planners Sally Campbell and Matthew Cory
- Town of Caledon – Book of Authorities
- Ministry of Municipal Affairs and Housing email consenting to Motions brought by Town of Caledon

FINDINGS, EVIDENCE AND ANALYSIS

[11] The Tribunal, having considered the submissions in writing from the Parties, the uncontested sworn Affidavits of professional land use planners, Sally Campbell and Matthew Cory, and the contents from the Tribunal's files pertaining to these proceedings, grants the relief requested as per the evidence and analysis outlined below.

Enactment of Subject By-laws

[12] Planner Campbell outlines in her affidavit that the scoping of the Appeals is appropriate given the designation of the final route of Highway 413. This clarification grants the MTO “authority to acquire lands and regulate certain nearby developments”, and therefore “properties not anticipated to be impacted by Highway 413 ... [or the] Transmission Corridor were released from the FAA and NAI”.

[13] Given that the FAA is now redundant with the finalization of the Highway 413 route confirmed, any provision in the Subject By-laws requiring an applicant to provide

written confirmation from the MTO to the Town as a condition of lifting the holding zone is not required.

[14] Planner Campbell's written affidavit supports the Town's Motion with respect to the Subject By-laws coming into effect on the day of passing that are not at issue with the Appellant given the now confirmed route of Highway 413. Planner Campbell provided maps illustrating the finalized Highway 413/NAI corridor in relation to the Subject By-laws which demonstrates areas still impacted and those no longer at issue.

[15] The Tribunal concurs with Planner Campbell's recommendation and finds that the relief requested regarding the Subject By-laws not at issue should come into force on the date they were passed (June 25, 2024), given the finalization of Highway 413 and NAI route and as per *Ontario Land Tribunal Act, 2021, S.O. 2021, c.4* (the "OLT Act"); subsection 12 (2) provides "the best opportunity for a fair, just and expeditious resolution of the merits of the proceedings".

OLT-24-000846 and OLT-25-000169

[16] The Tribunal, having reviewed the materials before it, finds that it is appropriate to hear cases OLT-24-000846 and OLT-25-000169 together as per Rule 16 of the *Ontario Land Tribunal Rules of Practice and Procedure* ("OLT Rules"). It is clear that the appeals should be heard together as they arise from the same geographic area, have common planning matters, and primarily involve the same parties. As indicated in the Motion document, "one appeal directly affects the scope and implementation of the other".

Revised Draft Plan of Subdivision

[17] The Tribunal concurs with Planner Cory's recommendation that the Revised Draft Plan and the Revised Conditions be approved.

[18] Planner Cory attests that the Revised Draft Plan is consistent with the provincial planning statutes, conforms with the official plans of the Region of Peel (“RPOP”) and the Town (“TOP”) and the Mayfield West Phase 2 Secondary Plan while representing orderly, efficient, and appropriate development of the subject lands.

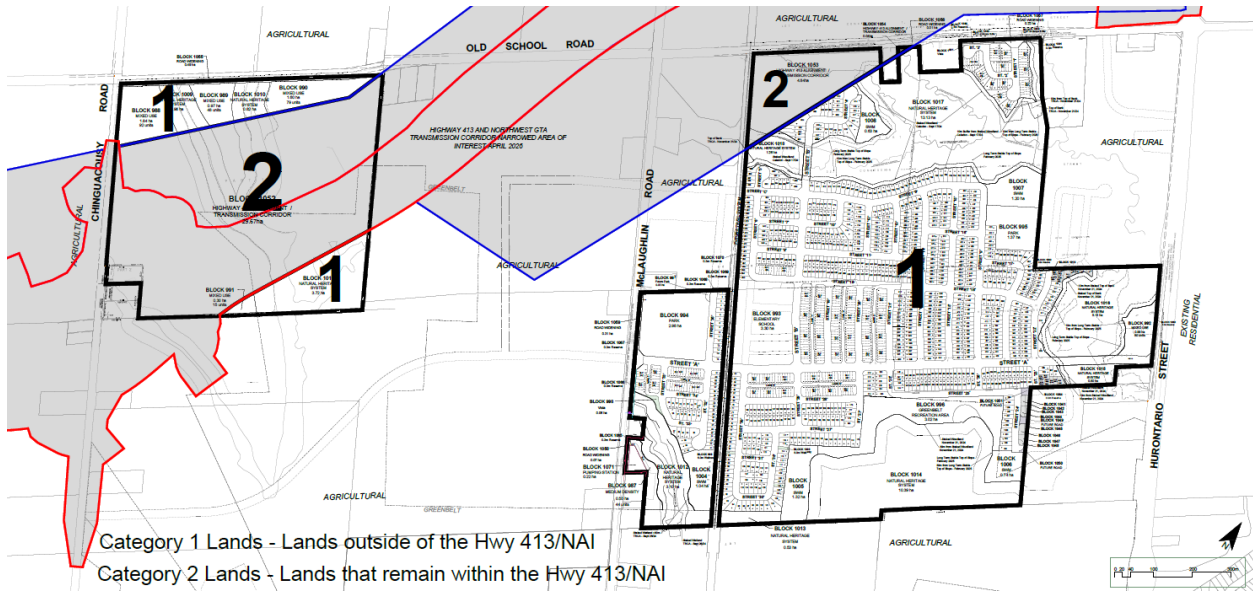
[19] Planner Cory’s affidavit indicates that the Revised Draft Plan provides a mix of housing types while integrating parks, schools, and servicing infrastructure.

[20] Planner Cory’s affidavit indicates that the Revised Draft Plan has been evaluated against the criteria in section 51(24) of the Planning Act and provides analysis related to each criteria indicating full compliance.

[21] Planner Cory’s affidavit indicates that the Revised Conditions are “largely standard in nature” and address such issues as the protection of natural heritage features, the conveyance of lands associated with public ownership, implementation of approved zoning by-law, grading, servicing infrastructure, and other engineering-related matters. He contends that they are “reasonable and appropriate” and in accordance with section 51 (25) of the Planning Act.

Adjournment of Subdivision Appeal

[22] The Tribunal, on the consent of the Parties, grants the adjournment *sine die* for those lands on the Revised Draft Plan located within the Highway 413 and/or NAI as set out in the map below and in detail at Exhibit K in the Motion Record. The Parties are to provide an update to the Tribunal on the lands remaining under appeal within 18 months of the issuance of this Decision.



ORDER

[23] **THE TRIBUNAL ORDERS** that:

1. The Town of Caledon By-law Nos. 2024-50, 2024-51, 2024-53, 2024-54, 2024-58, and 2024-60 are deemed to have come into force on June 25, 2024, on the lands identified on Schedules “A” through “E” in **Attachment 1**.
2. Ontario Land Tribunal Case Numbers OLT24-000846 and OLT-25-000169 be heard together for the purposes of the relief sought in paragraph 3 below.
3. The Subdivision Appeal (OLT-25-000169) is approved, in part, and that the Revised Draft Plan of Subdivision, subject to the Revised Conditions, is approved for those lands outside of the Highway 413 and NAI, as set out in **Attachment 1**, subject to the Revised Conditions as set out in **Attachment 2 – Schedule “B”**.

4. The Subdivision Appeal (OLT-25-000169) is adjourned *sine die* for those lands located within the Highway 413 and/or NAI, as set out in **Attachment 2 - Schedule "C"** hereto as "Category 2 Lands - Lands that remain within the Hwy 413/NAI".
5. The Parties provide an update to the Tribunal for the Subdivision Appeal on the lands remaining under appeal as set out in **Attachment 2 - Schedule "C"** hereto within eighteen (18) months of the issuance of this Order.

"Gregory J. Ingram"

GREGORY J. INGRAM
MEMBER

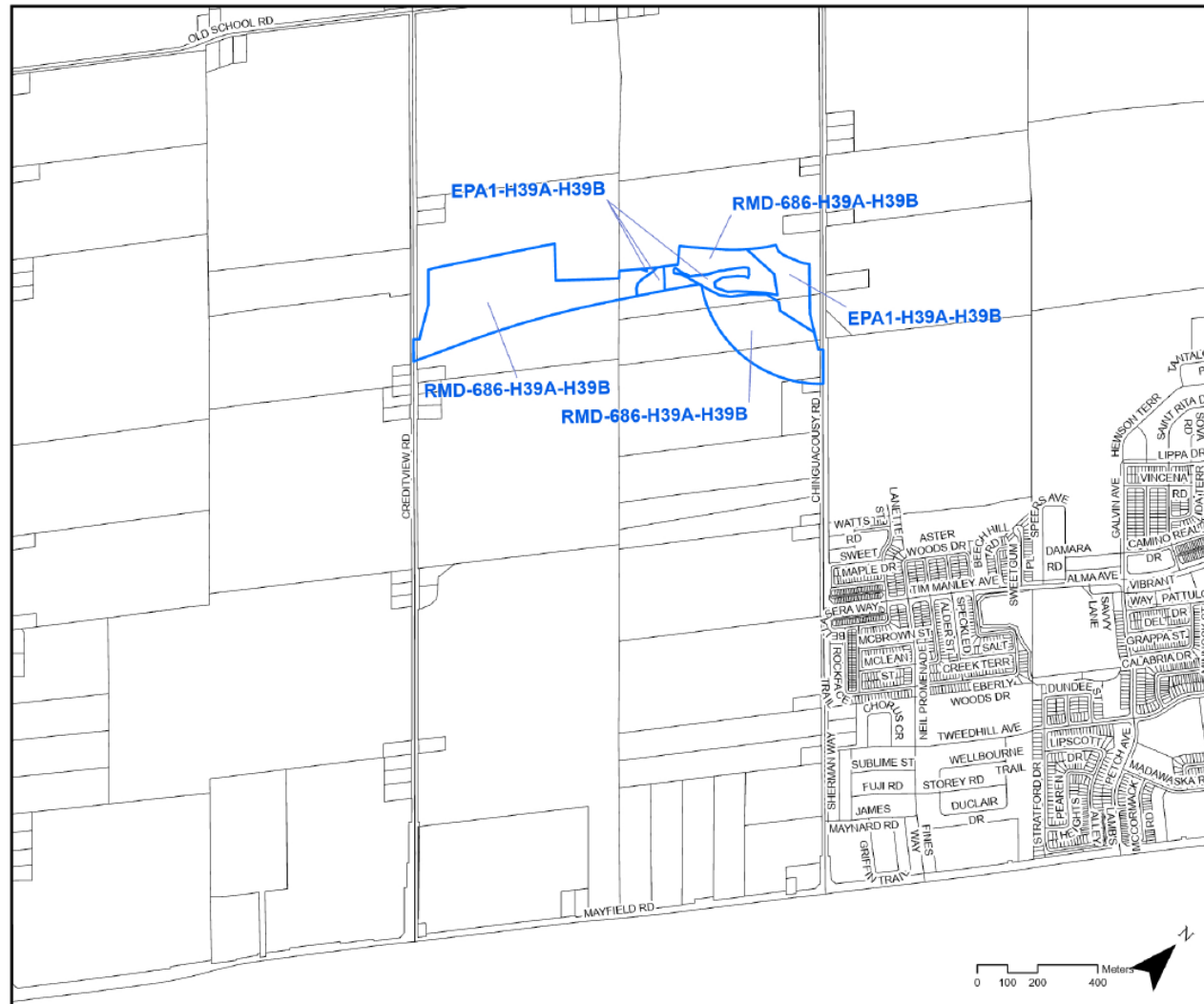
Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Attachment 1

SCHEDULE "A"



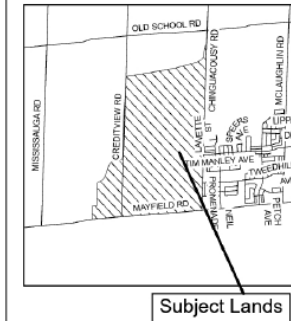
**Schedule A
"A-1"
By-law 2024-50**

Part of Lots 18, 19, 20, 21 & 22
concessions 3 & 4
(Geographic Township of Chinguacousy)
Town of Caledon,
Regional Municipality of Peel

Legend

Lands to be rezoned to the zones identified on this Schedule

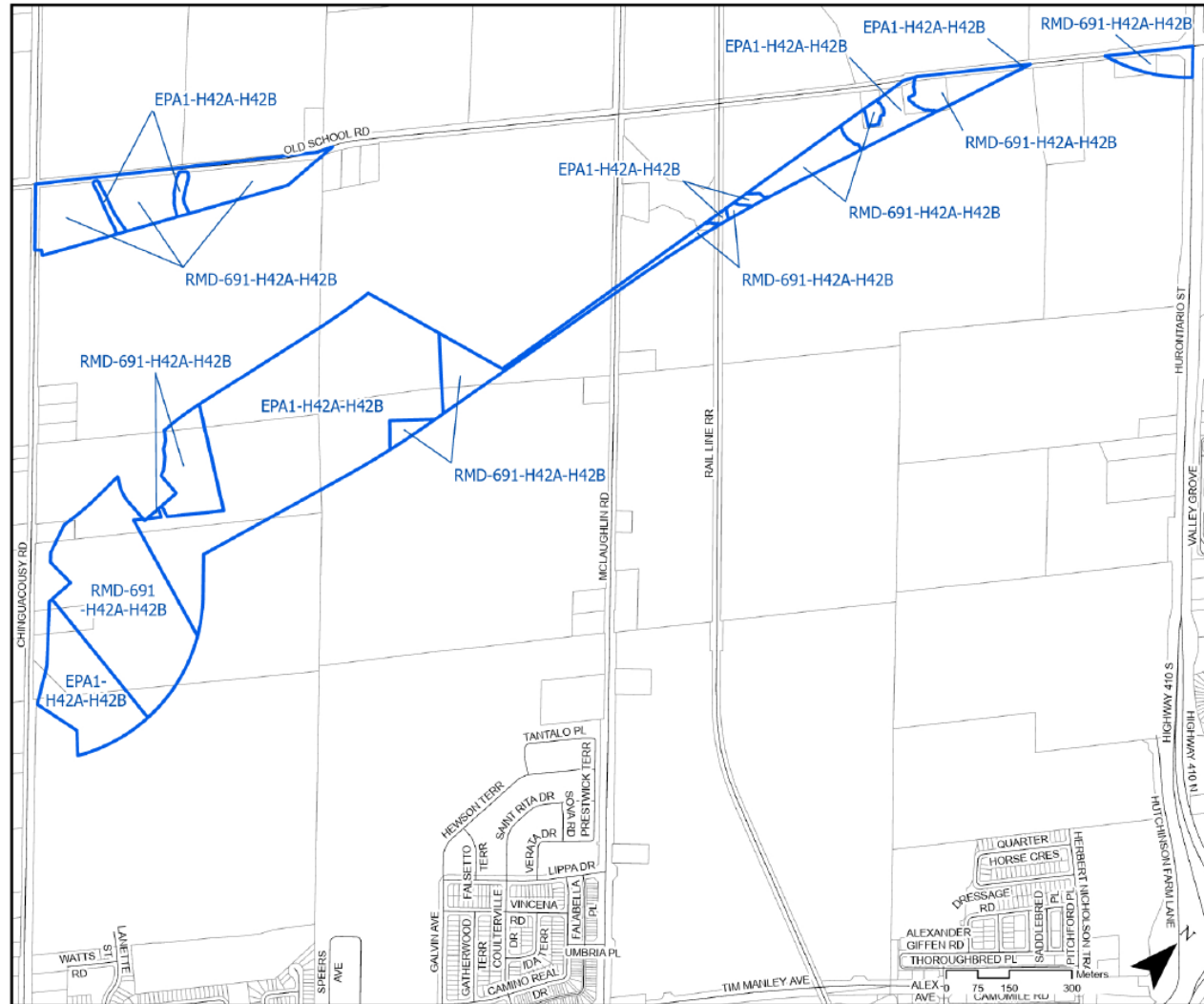
Key Map



Date: February 25, 2026

File: ZB 2024-0008

SCHEDULE "B"



Schedule A "A-1" By-law 2024-53

Lots 21 and 22 and Part of Lot 20,
Concession 1 and Lots 21 and 22 and
Part of Lots 19 and 20, Concession 2
(Geographic Township of Chinguacousy)
Town of Caledon,
Regional Municipality of Peel

Legend

Lands to be rezoned to the zones
identified on this Schedule

Key Map

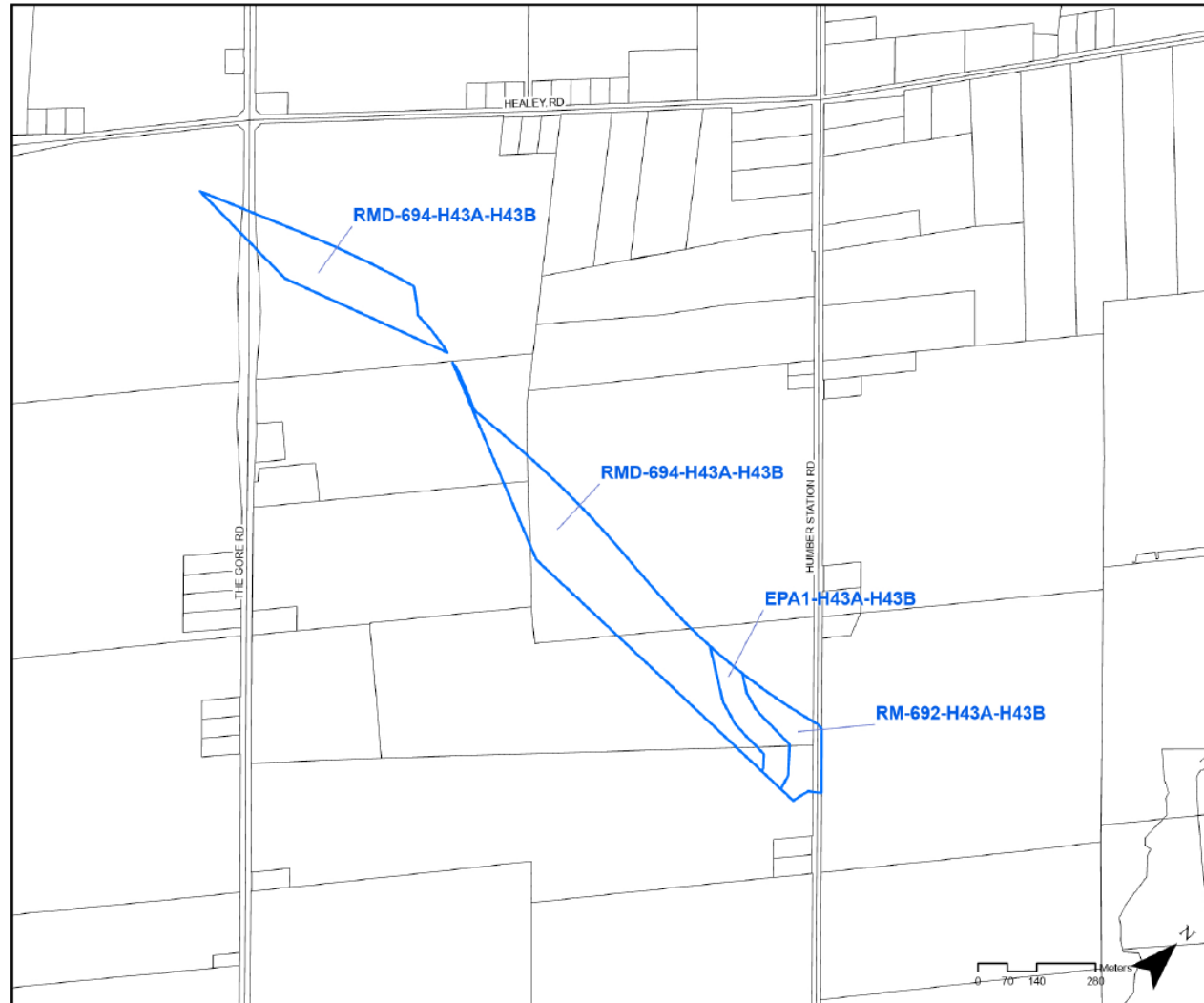


Subject Lands

Date: February 10, 2026

File: ZB 2024-0015

SCHEDULE "C"



**Schedule A
"A-1"
By-law 2024-54**

Part of Lots 2, 3, 4, & 5,
Concessions 3 & 4
(Geographic Township of Albion)
Town of Caledon,
Regional Municipality of Peel

Legend

Lands to be rezoned to the zones identified on this Schedule

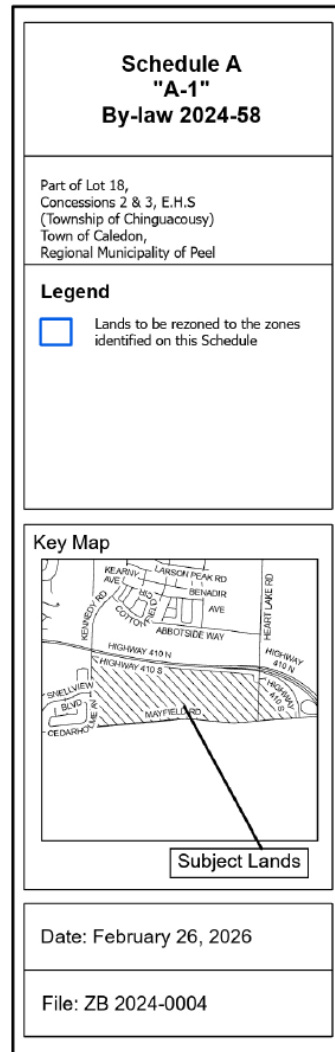
Key Map



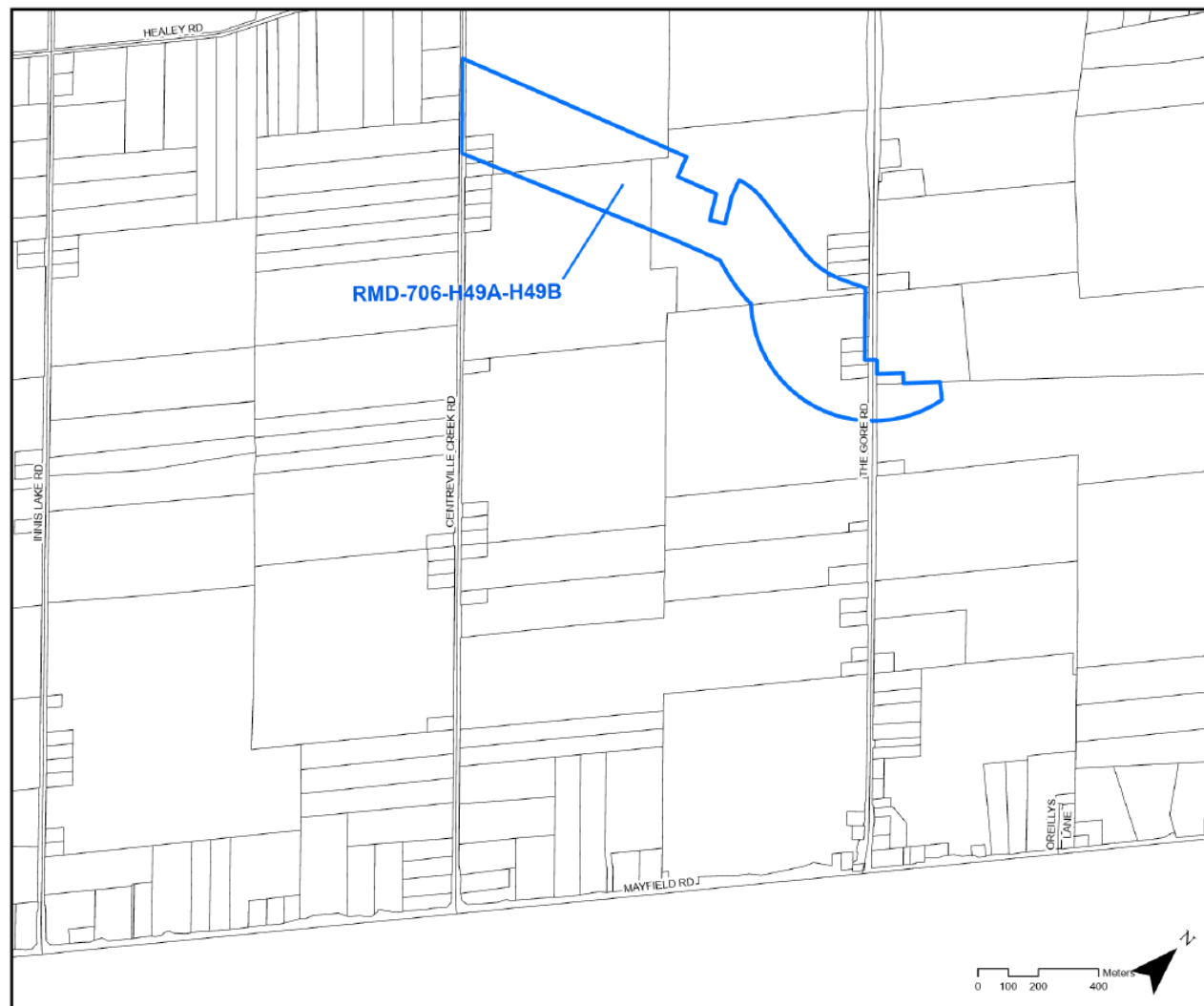
Date: February 26, 2026

File: ZB 2024-0009

SCHEDULE D"



SCHEDULE "E"



**Schedule A
"A-1"
By-law 2024-60**

Part of Lots 1, 2, 3, 4 & 5,
Concession 3 & 4
(Geographic Township of Albion)
Town of Caledon,
Regional Municipality of Peel

Legend

Lands to be rezoned to the zones identified on this Schedule

Key Map



Date: February 25, 2026

File: ZB 2024-0005

Attachment 2

SCHEDULE "B"

CONDITIONS OF DRAFT APPROVAL

File: 21T-24003C

Subject: Draft Plan of Subdivision
Malone Given Parsons on behalf of
Part of Lots 19, 20 and 22, Concession 2 and Part of Lots 21 and 22, Concession
1, Town of Caledon
Town of Caledon; Regional Municipality of Peel

Draft Plan Approval Date: January 14, 2025

This approval applies to the Category 1 Lands within the Draft Plan of Subdivision prepared by Malone Given Parsons dated March 28, 2024, revised to November 1, 2024, revised to December 4, 2024, revised to January 12, 2026 (the "Plan"). Any reference to the draft plan of subdivision contained in the following conditions of draft approval shall be deemed to refer solely to the Category 1 Lands.

Approval of the Draft Plan of Subdivision shall lapse at the expiration of 5 years of the date of approval of the Draft Plan of Subdivision.

If the Owner wishes to request an extension of the foregoing 5-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 60 days prior to the lapsing date.

NOTE: 'Town' is The Corporation of the Town of Caledon
'Region' is The Regional Municipality of Peel
'TRCA' is the Toronto and Region Conservation Authority

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	1.	The owner shall amend or redline the draft plan of subdivision as appropriate to ensure that the recommendations of the studies required as part of the conditions of draft plan approval are implemented to the satisfaction of the Town and all agencies. In addition, conditions of draft approval shall be added, amended, or deleted at the discretion of the Town to ensure the recommendations of the said studies are implemented to the satisfaction of the Town and all agencies.	
TOWN REGION	2.	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	LEGAL SERVICES REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		accordance with the latest standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws.	
TOWN	3.	Prior to registration, a Zoning By-law (or a Ministerial Zoning Order) for the development of these lands is to be passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect.	DEVELOPMENT ZONING
TOWN	4.	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.	DEVELOPMENT ZONING MUNICIPAL NUMBERING
TOWN	5.	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. 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.	DEVELOPMENT PLANNING
TOWN	6.	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	7.	Prior to registration, the Owner shall provide an addendum to the Development Staging and Sequencing Plan (DSSP), 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	8.	1) The Owner shall agree to include the following warning clauses in a Schedule to all Purchase and Sale, or Lease Agreements for all lots/blocks in the Plan: a) "Purchasers and/or tenants are advised that the following uses exist in the area: • Agricultural uses • Commercial uses • Institutional uses • Environmental uses and parks • Brampton Flying Club • Provincial highway • Provincial energy corridor"	DEVELOPMENT PLANNING DEVELOPMENT ENGINEERING LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		b) "Purchasers and/or tenants are advised that access to Highway 10 from the Category 1 Lands shall be restricted to an emergency access only, to the satisfaction of MTO and the Town. If at some point in the future Highway 10 is designated as a local Town road, the Town can at that time and subject to all applicable reviews and approvals, consider whether additional access from the Category 1 Lands to Highway 10 should be permitted. ." b) "Purchasers and/or tenants are advised that any adjacent open spaces, greenway corridors, greenlands, valleylands, woodlots, natural features and stormwater management facilities will be left in a naturally vegetated condition and receive minimal maintenance. Uses such as private picnic, barbeque or garden areas, storage of materials and/or dumping of refuse or plowed snow are not permitted on these lands." c) "Purchasers and/or tenants are advised that fencing along the lines of lots and/or blocks abutting public lands is a requirement of the Subdivision Agreement and 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." d) "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." e) "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." f) "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." g) "Purchasers and/or tenants are advised to confirm with the Town of Caledon final locations of street trees, sidewalks, infrastructure and utilities that may be located on or adjacent to the property they are purchasing or leasing." h) "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."	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		i) "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." k) "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." l) "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." m) "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." n) "Purchasers and/or tenants are advised that Town has undergone and Environmental Assessment for 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".	
TOWN	9.	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, and/or the Toronto and Region Conservation Authority, the following: 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; b) Evidence from Fisheries and Oceans Canada (DFO) which identifies any permits and/or authorizations required; and, c) Evidence of the proposed measures both on-site and off-site, or any combination thereof, to meet all	DEVELOPMENT PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		requirements under the ESA and its prescribed regulations, if required. 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. 3) A clause shall be included in all agreements stating that 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	10.	A clause shall be included in the Subdivision Agreement stating that prior to registration, the Owner shall: 1) Prepare and submit a chart to the Town, outlining all the terms and conditions of the Subdivision Agreement that must be fulfilled prior to registration; and, 2) Provide evidence of compliance with all terms and conditions of the Subdivision Agreement and any other applicable agreement, at its sole cost and expense to the Town, all to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	11.	Prior to registration, the Owner shall provide evidence of satisfying all conditions of draft approval, at its sole cost and expense, to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	12.	Prior to registration, a Transportation and Servicing Phasing Assessment for Mayfield West Phase 2, Stage 3 shall be submitted to the satisfaction of the Town of Caledon. The Assessment shall identify the road network and infrastructure improvements to support the build-out of Mayfield West Phase 2 (Stage 3) 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 Development Staging and Sequencing Plan (DSSP) addendum.	TRANSPORTATION ENGINEERING
TOWN	13.	(1) Prior to registration, the owner agrees to complete the following studies for the Mayfield West Phase 2 Stage 3 area and incorporate any recommendations including any	DEVELOPMENT PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		revisions to the Draft Plan of Subdivision to the satisfaction of the Town: a. Comprehensive Environmental Impact Study and Management Plan (CEISMP); b. Preliminary Functional Servicing Study; and, c. Scoped Development Staging and Sequencing Plan (DSSP). d. This CEISMP shall include, but is not limited to an analysis and recommendations related to: i) Ecological Land Classification ii) Flora iii) Breeding Birds iv) Headwater Drainage Features v) Woodlands vi) Turtles vii) Bats viii) Feature-based (wetland) Water Balance ix) Hydrogeology x) Species at Risk xi) Significant Wildlife Habitat (2) Prior to registration, the owner agrees to complete the following studies for the Draft Plan of Subdivision and incorporate any of the recommendations including any revisions to the Draft Plan of Subdivision to the satisfaction of the Town: a. Stage 1 and 2 Archaeological Assessments in consultation with First Nations and any associated recommendations; b. Community Design Guidelines; c. Architectural Design Guidelines; d. Environmental Impact Study; e. Phase 1 and 2 Environmental Site Assessments; f. Erosion and Sediment Control Plans; g. Functional Servicing and Stormwater Management Report; h. Geotechnical Report; i. Grading Plans; j. Healthy Development Assessment; k. Heritage Impact Assessment(s); l. Noise Impact Study m. Traffic Impact Study; and, n. Waste Management Plan; (3) The owner shall agree to implement any of the requirements from the studies listed in Condition 14(1) and (2) in the Subdivision Agreement.	
TOWN	14.	Prior to grading or site alteration, a Functional Servicing Report shall be prepared for the Draft Plan of Subdivision which addresses the Mayfield West Phase 2 – Stage 3	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Preliminary Functional Servicing Study, prepared by Candevcon Group Inc., dated May 2024, shall be approved by the Director of Engineering Services or their designate, in consultation with the Region of Peel and Conservation Authorities, if applicable.	
TOWN	15.	Prior to grading or site alteration, an Environmental Impact Study shall be prepared for the Draft Plan of Subdivision to address the Mayfield West Phase 2 – Stage 3 Comprehensive Environmental Impact Study and Management Plan, prepared by Palmer, dated August 2024 shall be approved by the Town, in consultation with the Conservation Authority.	DEVELOPMENT ENGINEERING
TOWN	16.	Prior to registration, a developers' group 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 by the developers' group in a Cost Sharing Group Agreement.	DEVELOPMENT PLANNING
TOWN	17.	Prior to registration, the Owner shall be required to enter into a Financial Agreement with regards to costs associated to this subdivision to the satisfaction of the Town's Finance Services Department. 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	18.	A clause shall be included in the Subdivision Agreement stating that the Owner shall comply with the requirements of the approved studies and reports prepared for the Plan of Subdivision, including but not limited to, the Environmental Impact Study, Functional Servicing Report, Traffic Impact Study, Heritage Impact Assessment and Community Design Guidelines, and an executed Financial Agreement to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	19.	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

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	20.	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. 3) A clause shall be included in the Subdivision Agreement stating that after registration of the Plan, the Owner shall provide 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
TOWN	21.	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	22.	1) Prior to servicing and prior to registration, the Owner shall obtain municipal address numbers from the Town. 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. 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.	MUNICIPAL NUMBERING
TOWN	23.	1) Prior to offering units for sale and no later than registration, the Owner shall provide or cause to be provided, information on universal design options available to purchasers within the development, including, but not limited to, a list of available universal design features (i.e. ramps, handrails, etc.), floor plans, specifications and approximate cost. A list of suggested universal design features is available on the	ACCESSIBILITY

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Town's website. The Owner shall notify any prospective builder of this requirement. 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. 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. 3) A clause shall be included in the Subdivision Agreement to reflect 1) and 2) above.	
TOWN	24.	The Owner agrees to implement the design provisions of Caledon's "Residential Development" as contained in the "Town wide Design Guidelines" and site-specific Community Design/Architectural Control Guidelines.	URBAN DESIGN
TOWN	25.	Prior to registration, the Architectural Design Guidelines shall be approved by the Town, which shall include an updated priority lot plan that provides a description of the enhanced design guidelines, to the satisfaction of the Town and the Control Architect.	URBAN DESIGN
TOWN	26.	The Owner shall select an approved Control Architect from the short list of firms established by the Town and inform the Town.	URBAN DESIGN
TOWN	27.	The Control Architect shall: a) provide to the Town, prior to the Issuance of a Building Permit, a Clearance Letter certifying their final review and approval of all models and site plans to be developed within the registered plan of subdivision and complying with the TWDG and area specific Community Design/Architectural Design Guidelines; b) ensure that their signed and dated Architectural Control Review Stamp is affixed to all approved elevations and site plan drawings when submitting for building permit; and c) provide to the Town, a Final Completion Letter after all houses are 100% constructed within the respective phases of the plans of subdivision and to the Control Architects satisfaction.	URBAN DESIGN
TOWN	28.	A clause shall be included in the Subdivision Agreement stating that the Owner and Builder(s) agree to: a) Construct all buildings in accordance with the commitments and associated documentation as	ENERGY AND ENVIRONMENT

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		prescribed in the Green Development Standards (GDS) within Metric 1.7 and 3.1 to 3.7); b) Provide building plans, drawings and reports prior to or alongside the building permit application demonstrating compliance with the relevant metrics outlined in the GDS Commitment Letter; and Where applicable, provide proof/verification (such as Energy Star certificate, HERS rating, etc.) of compliance with GDS Metric 3.1 after construction.	
TOWN	29.	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	30.	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	31.	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 and natural heritage system, trails, road or highway widenings, 0.3 m (1 ft) reserves, walkways, daylight triangles, buffer blocks, stormwater management facilities, maintenance blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority.	LEGAL SERVICES
TOWN	32.	A clause shall be included in the Subdivision Agreement stating that the Owner shall provide the Town with postponements for any and all encumbrances of the subject lands postponing such encumbrance(s) and subordinating it in all respects, to any and all agreements entered into between the Owner and the Town, or, the Owner, the Town and the Region, as required by the Town.	LEGAL SERVICES
TOWN	33.	Prior grading and site alteration, the owner shall complete a Stage 2 Archaeological Assessment and implement and complete all recommendations including any revisions to the Draft Plan of Subdivision in consultation with First Nations.	HERITAGE
TOWN	34.	A clause shall be included in the Subdivision Agreement stating that the Owner: 1) 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	HERITAGE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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. 2) 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. 3) 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.	
TOWN	35.	1) If applicable, a clause shall be included in the Subdivision Agreement stating that the Owner: a) Shall design and install prior to Assumption, to the satisfaction of the Town, a commemorative plaque in a mutually agreeable location referencing the significance of the former Credit Valley Railway corridor. The associated cost of all coordination and design work shall be at the sole cost of the Owner. b) Shall identify the location of any commemorative features on the approved Landscape drawings. 2) Prior to registration the Owner shall provide securities to the Town for construction of all commemorative features. The security amount shall be based on approved cost estimates and detailed plans, reports and/or drawings, to the satisfaction of the Town.	HERITAGE
TOWN	36.	A clause shall be included in the Subdivision Agreement stating that open air burning shall not be permitted on site at any time. Failure to comply with this provision, will result in a fee being applied based on the Fees By-law 2025-105, Schedule "E", and may result in a charge being laid, as set out in the Fire Protection and Prevention Act, 1997 as amended.	FIRE AND EMERGENCY SERVICES
TOWN	37.	Prior to any grading or site alteration of the Plan, the Owner shall agree to maintain fire protection and access ensuring that construction material and equipment not be stored on the streets or that would obstruct access to hydrants.	FIRE AND EMERGENCY SERVICES

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	38.	The Owner shall agree to test the fire hydrants for their rated capacities in conformance with NFPA 291, "Fire Flow Testing and Marking of Hydrants", and based on those findings shall colour code the hydrants in conformance with NFPA 291 so as to provide identification by responding fire crews as to the capabilities of the fire hydrants.	FIRE AND EMERGENCY SERVICES
TOWN	39.	Prior to final approval, satisfactory arrangements regarding fire facilities have been made between the developer/applicant and the Town for this plan.	FIRE AND EMERGENCY SERVICES
TOWN	40.	Prior to registration, arrangements shall be made to the satisfaction of the Town of Caledon for the relocation of any utilities required by the development of the subject lands to be undertaken at the sole expense of the applicant.	DEVELOPMENT ENGINEERING
TOWN	41.	1) Prior to any grading, the Owner shall submit an Environmental Noise Impact Study, prepared by a qualified professional, to the satisfaction of the Town. The study shall include an assessment of noise levels from the ultimate traffic volumes associated with the surrounding road networks and the effect of stationary source noise on the subject property, if applicable. The Owner acknowledges that the noise report is to be peer reviewed at the Owners expense and should revisions to the plan be required, the changes must be reflected in the final approved M Plan to the satisfaction of the Town. 2) The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise study to the satisfaction of the Town. The Owner shall also agree to include in the purchase and sales agreement with potential homeowners the appropriate warning clauses included in the Environmental Noise Impact Study.	DEVELOPMENT ENGINEERING
	42.	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. 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	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		be registered, and the noise warning clauses required for the Plan. 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. 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: 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. c) 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. d) 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. e) 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	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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. 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. 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. 8) A clause shall in be included in the subdivision agreement 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. 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. 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. 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	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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. 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 installed in accordance with the approved acoustical report and approved plans, to the Town's satisfaction. 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.	
	43.	The Owner agrees in the subdivision agreement to coordinate the preparation of a Composite Utility Plan (CUP), to the satisfaction of all affected authorities. This Composite Utility Plan shall be approved by the Town prior to servicing of the Plan or registration of the Plan, whichever occurs first.	DEVELOPMENT ENGINEERING
	44.	A clause shall be included in the subdivision agreement stating that the Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.	
TOWN	45.	If required by the Town, prior to registration, the Phase 2 Stage 3 Landowners Group shall be required to enter into a Development Agreement (Street A/McLaughlin Road Development Agreement) with the Town. The Development Agreement shall be in full force and effect, all to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	46.	The Owner agrees in the Subdivision Agreement to design, purchase material and install an LED street lighting system in the Plan in accordance with Town standards and specifications. The street lighting system is to be inspected and Authorizations to connect must be issued by the Electrical Safety Authority prior to registration of the Plan.	DEVELOPMENT ENGINEERING
TOWN	47.	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.	DEVELOPMENT ENGINEERING LANDSCAPE
TOWN	48.	1) Prior to any grading or any site alteration of the Plan, the Owner shall 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 latest Provincial, Toronto and Region Conservation Authority and Town requirements. The Owner shall be responsible to secure an adequate and acceptable outlet for all stormwater flows from the plan in accordance with the approved Stormwater Management Report, to the satisfaction of the Town, Region of Peel and TRCA. 2) The Owner shall design, construct, install, operate, and maintain all stormwater infrastructure, including LIDs, that service the Plan as shown on the approved plans and drawings, as revised, in accordance with requirements in the Town's CLI ECA (ECA Number 324-S701 No. 1) as well as complete all necessary documentation and payment of applicable fees. The Stormwater Management Report should demonstrate how the stormwater servicing strategy is in compliance with the Town's CLI ECA (ECA Number 324-S701 No. 1). 3) Prior to site alteration, the Owner shall demonstrate that	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		clearances from the TRCA and Region of Peel have been provided to ensure adequate and acceptable outlets for all stormwater flows from the plan in accordance with the approved Stormwater Management Report. 4) 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 aforementioned report to the satisfaction of the Town. In this regard, the Owner shall be responsible to outlet all stormwater flows from the Plan to adequate and acceptable outlet, all to the satisfaction of the Town of Caledon, Region of Peel, and Toronto and Region Conservation Authority. 5) A clause shall be included in the Subdivision Agreement stating that the Owner shall provide the Town with "as constructed" drawings of all Town stormwater management infrastructure prior to preliminary acceptance of the Plan.	
TOWN	49.	1) Prior to grading of the lands, the Owner shall submit an Erosion 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. 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 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.	DEVELOPMENT ENGINEERING
TOWN	50.	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. 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.	DEVELOPMENT ENGINEERING
TOWN	51.	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 Ponds as shown in the approved subdivision Functional Servicing Report prepared by Candevcon Group Inc., 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	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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. a) Prior to registration, the Owner shall supply the Town with an Operations, Maintenance and Monitoring manual for the Stormwater Management Facilities, all to the satisfaction of the Town. 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.	
TOWN	52.	A clause shall be included in the subdivision agreement stating that all internal and external municipal servicing required to service the noted draft plan must be designed and constructed in accordance with the approved subdivision Functional Servicing Report prepared by Candevcon Group Inc.	DEVELOPMENT ENGINEERING
TOWN	53.	Prior to registration, the Owner agrees to design and construct any interim works on Chinguacousy Road, McLaughlin Road and Old School Road, as determined by the DSSP and the Town, entirely at the Owner's cost all to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	54.	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	55.	Prior to any servicing, all engineering and landscaping drawings must be approved by the Town.	DEVELOPMENT ENGINEERING LANDSCAPE
TOWN	56.	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	DEVELOPMENT ENGINEERING TRANSPORTATION ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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.	
TOWN	57.	Prior to registration of the plan, the Owner shall submit a Record of Site Condition for all lands within this plan.	DEVELOPMENT ENGINEERING
TOWN	58.	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	59.	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	60.	A clause shall be included in the Subdivision Agreement that the Sales Office Plan include: 1) The location of all Brampton Transit routes through the subdivision; and 2) The location of all bus stops (if known) showing bus landing and shelter pads.	TRANSPORTATION ENGINEERING
TOWN	61.	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	62.	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	63.	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	64.	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.	DEVELOPMENT ENGINEERING
TOWN	65.	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	DEVELOPMENT ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		final widths have not been established prior to registration of the plan, the Zoning By-law for the development of the lands will include a holding provision for the portion of the lands immediately abutting Chinguacousy Road, as determined by the Town, to be placed on those lands potentially affected by any additional widenings	
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 ENGINEERING
TOWN	67.	A clause shall be included in the Subdivision Agreement requiring that: 1) 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; 2) 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, 3) During house construction, the Owner shall commit to daily scraping of the roads and By-weekly flushing of the roads.	DEVELOPMENT INSPECTIONS
TOWN	68.	A clause shall be included in the Subdivision Agreement stating that prior to first home occupancy, 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. 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	DEVELOPMENT INSPECTIONS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		asphalt that the Owner must construct or place over the base asphalt; and, b) Provide copies of all test results, findings and any recommendations to both the Town and Owner.	
TOWN	72.	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 oversee on-site full time during the construction of all of the works.	DEVELOPMENT INSPECTIONS
TOWN	73.	Prior to registration, the Professional Engineer shall: 1) 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, 2) Provide copies of the test results, findings and any recommendations to both the Town and Owner.	DEVELOPMENT INSPECTIONS
TOWN	74.	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.	DEVELOPMENT INSPECTIONS
TOWN	75.	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.	DEVELOPMENT INSPECTIONS
TOWN	76.	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.	DEVELOPMENT INSPECTIONS
TOWN	77.	1) Prior to servicing, the Owner shall submit Detailed Landscape Drawings prepared by a Certified Landscape Architect for the development, to the satisfaction of the Town. The Landscape Drawings shall address, but not be limited to, landscaping and signage in and around stormwater management block(s), planting plans for any Low Impact Development ("LID") measure, walkway blocks, trail, required streetscaping, window streets, gateway and/or entry feature(s), noise attenuation blocks, measures to protect existing vegetation, compensation planting for vegetation removal, fencing for the delineation between Town and	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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, Community Design Guidelines, approved subdivision EIS, the most current version of the Town of Caledon Landscape Standards and Design Guidelines and the most current version of the Town of Caledon Development Standards, Policies and Guidelines. 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.	
TOWN	78.	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.	LANDSCAPE
TOWN	79.	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.	LANDSCAPE
TOWN	80.	1) Prior to the execution of the Tree Removal, Grading, Servicing Agreements or stripping of topsoil, whichever comes first, the Owner shall retain a Certified Arborist or Registered Professional Forester to prepare a Tree Inventory and Preservation Plan Report to the satisfaction of the Town. The report and plans shall document and inventory all existing trees within the subject lands development limits 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. 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	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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. 3) A clause shall be included in the Tree Removal (if applicable), Grading, Servicing and Subdivision Agreements stating that it is the sole responsibility of the Owner for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the Town until assumption. 4) A clause shall be included in the Subdivision Agreement stating that the Owner, prior to assumption, retain the same Certified Arborist or Professional Forester to provide a final certification confirming that the requirements and recommendations set out in the Vegetation Inventory and Hazard Tree Assessment Report and Tree Preservation and Protection Plan have been adhered to and achieved to the satisfaction of the Town.	
TOWN	81.	1) Prior to first submission of Detailed Landscape Drawings, the Owner shall submit the conceptual landscape designs prepared by a Certified Landscape Architect for the development, to the Town for review and acceptance. The conceptual landscape design shall include, but no be limited to gateway and/or entry feature(s), fencing layout, window street, window buffer, all to the satisfaction of the Town. 2) Prior to first submission of Detailed Landscape Drawings, the Owner shall submit Park Facility Fit Plan(s) with the consideration of LID features proposed within Park blocks prepared by a Certified Landscape Architect for the development, to the Town for review and acceptance. 3) Prior to first submission of Detailed Landscape Drawings, the Owner shall determine through consultation with the Town for the Tree compensation requirements. The Owner shall submit the conceptual tree compensation plan(s) prepared by a Certified Landscape Architect for the development, to the Town for review and acceptance. In circumstances where compensation planting cannot occur on site, prior to the execution of the Subdivision Agreement, the Owner shall pay cash-in-lieu of tree compensation in accordance with the Town policies.	LANDSCAPE PARKS
TOWN	82.	A clause shall be included in the Subdivision Agreement stating that the Owner shall not use any park or open space	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		block for stock piling or storage of any construction materials, including topsoil.	PARKS
TOWN	83.	A clause shall be included in the grading, servicing and subdivision agreements stating that "No utility boxes or easements will be permitted within the park block or along any street frontage of a park block, unless approved by the Town of Caledon."	PARKS
TOWN	84.	A clause shall be included in the subdivision agreement stating that, "The Owner shall be responsible for conveyance of Park Blocks 994, 995 and 997 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." The area of Park Blocks 994, 995 and 997 is 4.38 hectares and this shall count towards the Owner's requirement to provide parkland under Section 51.1 of the <i>Planning Act</i> .	PARKS
TOWN	85.	The Greenbelt / Natural Heritage System areas within the Category 1 Lands, Block 996 and Blocks 1009 – 1018 shall be dedicated at no cost to the Town to assist in meeting its recreational needs and shall not be part of the Owner's parkland dedication requirements under Section 51.1 of the <i>Planning Act</i> .	PARKS
TOWN	86.	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.	PARKS
TOWN	87.	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 includes: 1) Installation and maintenance of vegetation and/or tree protection fencing in accordance with the Town approved plans. 2) Rough and fine grading (within 300mm (12") 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.	PARKS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		3) 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. 4) The implementation of any low impact development features. 5) All proposed culverts, catch basins and pipe connections shall be installed as per the approved drawings. 6) 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. 7) 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. 8) 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. 9) 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. 10) 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).	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		11) 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. 12) 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. 13) The developer shall provide at their expense, adequate record of topsoil testing to the Town of Caledon for all topsoil placed on park sites. If amendments are required of the topsoil, a pre-and post-test analysis report will be required. 14) 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.	
TOWN	88.	A clause shall be included in the Subdivision Agreement stating that "The Owner shall provide the Town with cash, letter of credit or surety bond to cover the Town approved estimate for the cost of implementation of the Base Park Development for the Park Blocks to the satisfaction of the Director of Community Services or their designate."	PARKS
TOWN	89.	A clause in the subdivision agreement should indicate that the owner will be responsible to maintain the park blocks including grass cutting and debris removal until park construction commences or at time of Assumption, whichever comes first.	PARKS
TOWN	90.	Prior to the execution of the Subdivision Agreement, the Owner shall provide confirmation of their intention to construct the Park Blocks 994, 995 and 997 on behalf of the Town.	PARKS
TOWN	91.	If the Owner agrees to construct the Park Blocks 994, 995 and 997 on behalf of the Town, a clause in the subdivision agreement should indicate that prior to Preliminary Acceptance of Landscape Works or within three (3) months after 50% occupancy of the residential lots in the subdivision, whichever comes first, the Owner will be fully responsible for the Park Development of Park Blocks 994, 995 and 997 including contract administration and construction of the Park, subject to availability of development charges funding and budget approval.	PARKS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	92.	A clause shall be included in the Subdivision Agreement that the Owner shall enter into a Financial Parkland Agreement prepared between the Town and the Landowner Group to confirm the total parkland contribution required based on the Secondary Plan as a whole, shall be provided.	DEVELOPMENT PLANNING PARKS
TOWN	93.	A clause shall be included in the Subdivision Agreement that prior to registration of the Plan of Subdivision, the Owner shall provide the Manager of Parks and Natural Heritage with a letter from the Landowner Group Trustee indicating the total parkland dedication to date for this Draft Plan of Subdivision and the adjacent Draft Plan of Subdivisions, as of the date of the Subdivision Agreement execution.	DEVELOPMENT PLANNING PARKS
TOWN	94.	A clause in the Subdivision Agreement should indicate that a future applicant will be responsible for any additional parkland dedication requirements if there is an increase in the number of units within the Draft Plan of Subdivision beyond the approved units in the Financial Parkland Agreement, to the satisfaction of the Town	DEVELOPMENT PLANNING PARKS
TOWN	95.	A clause in the Subdivision Agreement should indicate that Park Blocks 994, 995 and 997 are: a) Located on tablelands where the grading of the property does not exceed 6.6%. All parkland to be conveyed shall be developable table land and not Environmental Policy Area (EPA) lands; b) Free of all costs and encumbrances; and, Conveyance will include the submission of a Phase 1 Environmental Site Assessment and a Record of Site Condition, to ensure the lands are clean and free of all environmental contaminants, to the satisfaction of the Town, upon registration of Plan of Subdivision.	DEVELOPMENT PLANNING PARKS
TOWN	96.	A clause in the Subdivision Agreement should indicate that Block 996, Blocks 998 – 1004 and Blocks 1009 – 1018 shall not be considered for parkland dedication.	DEVELOPMENT PLANNING PARKS
REGION OF PEEL	97.	Prior to execution of the Subdivision Agreement by the Region, the Developer shall: 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	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		based on the information provided in the Residential Development Charges Payment Form.	
REGION OF PEEL	98.	Provision shall be made in the Subdivision Agreement with respect to: 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.	REGION
REGION OF PEEL	99.	In respect of the water meter fees: 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	100.	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.	REGION
REGION OF PEEL	101.	As a condition of registration of this Plan or any phase thereof, the Owner shall submit to the Region for review and approval satisfactory Scoped Development Staging and Sequencing Plan (DSSP), including a Phasing Plan, prior to such plan being registered. All costs associated with preparation of the Scoped DSSP shall be at the sole expense of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	102.	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	103.	The Owner shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	104.	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	105.	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	106.	Prior to registration of the plan of subdivision, the owner shall pay the Region's engineering and administrative fees pursuant to the Region's latest User Fees By-law.	REGION
REGION OF PEEL	107.	Prior to registration of the subdivision, the Owner shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Owner shall construct and design these services in accordance with the latest Region standards and requirements.	REGION
REGION OF PEEL	108.	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.	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	109.	Provision will be required in the Subdivision Agreement for the following clauses: 1) 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; 2) 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. 3) 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: 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: I. Bacteriological Analysis - Total coliform and E-coli counts II. Chemical Analysis - Nitrate Test III. Water level measurement below existing grade 4) 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.	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		5) 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.	
REGION OF PEEL	110.	The Owner shall acknowledge and agree that by proceeding with the construction of internal works in advance of external works to service the development, the Owner is doing it completely at his own risk. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	111.	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	112.	The Owner agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By- Law. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	113.	The Owner shall acknowledge and agree that preliminary acceptance of Regional services will not be issued for this development or any phase thereof, until the external sanitary sewers and watermain to service this development are constructed to the Region's satisfaction and are in service. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	114.	Prior to registration of the plan of subdivision, the Owner shall ensure that: 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	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Clauses shall be included in the Subdivision Agreement in respect of same.	
REGION OF PEEL	115.	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 watermain, 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 watermain, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	116.	The Owner shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	117.	Prior to registration of the plan of subdivision, the Owner shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Owner.	REGION
REGION OF PEEL	118.	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: 1) A copy of the final signed M-Plan 2) A copy of the final signed R-Plan(s); and 3) The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION OF PEEL	119.	The Owner acknowledges and agrees that prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Region's Waste Collection Design Standards Manual.	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	120.	Prior to registration of the subdivision or any phase, the Owner shall provide proof to the Region of Peel that lots have been designed with the ability to accommodate an additional affordable/rental residential unit to the equivalent of 22% of all singles (in accordance with policy 7.14.11.4 of the Official Plan) to satisfy the Region of Peel's requirement for the provision of affordable housing.	REGION
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	121.	1. That prior to any development, pre-servicing or site alteration, offers of conditional purchase and sale or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for: a) Completion of a Comprehensive Environmental Impact Study and Management Plan (CEISMP) that also provides a sufficient gap analysis to address the requirements of a Local Subwatershed Study (LSS) to the satisfaction of the TRCA. b) Upon completion of the CEISMP to the satisfaction of the TRCA staff, provide an updated final constraints map to the satisfaction of the TRCA. A development limit constraint map showing at minimum the natural hazards, and associated buffers, for the proposed draft plan of subdivision to the satisfaction of the TRCA. c) Completion of geotechnical assessments to verify the extent of the long-term stable top of slope / erosion hazard associated with all valley corridors to the satisfaction of the TRCA. d) Completion of floodplain mapping and modeling using TRCA's criteria/targets based on the proposed conditions flows to verify the extent of the Regulatory Floodplain across the Secondary Plan Area to the satisfaction of TRCA. e) Completion of a comprehensive erosion assessment in accordance with TRCA's erosion assessment protocol to establish erosion control criteria to the satisfaction of TRCA. f) That the Draft Plan be revised to ensure that no lots are located wholly or partially within the Natural Hazard or their associated buffers to the satisfaction of the TRCA. g) A detailed engineering report that describes in detail the applicable stormwater management criteria (i.e. quantity, quality, erosion control, water balance and feature-based water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with the following:	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		• Comprehensive Environmental Impact Study and Management Plan (CEISMP) for Mayfield West Phase 2 Stage 3, prepared by Palmer • Approved subdivision Functional Servicing Report (FSR) prepared by Candevcon Consulting Group Inc. • Approved subdivision Environmental Impact Study (EIS), prepared by Palmer This report shall include, but is not limited to: 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 stormwater 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. 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, 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. iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included. Monitoring of ESCs by a CISEC qualified professional during construction must also be included.	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 41/24 as may be amended the Authority's Prohibited Activities, Exemptions and Permits Regulation. v. Mapping of proposed or existing stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required. vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA. vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic pre-development hydrology in accordance with the approved CEISMP and Community-Wide FSR and EIR to the satisfaction of the TRCA. viii. Details of the stormwater management facility, outfalls, and stone-core wetland outlet design. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards. h) Grading plans for the subject lands. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		i) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA through the CEISMP process. j) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required. k) That the applicant obtains all Ontario Regulation 41/24 permits from the TRCA for all works proposed on the subject property for which permits would be required. l) Overall Site-Level Water Balance Report that will identify measures that will be implemented during pre and post development that: i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable; ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA; iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system; iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff. m) Features-Based Water Balance Report (that includes continuous detailed hydraulic modeling to quantify pre and post development conditions) that will identify measures that will be implemented to: i. Ensure the hydrologic function of wetlands is maintained ii. Mimic the pre-development surface and groundwater balance of the features to the greatest extent possible. iii. Maintain pre-development flow regimes and hydroperiods (i.e., quality, volume, rate, duration,	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		timing, frequency and spatial distribution of water) to significant natural features. iv. Ensure no negative impacts to the existing ecological functions, as analyzed through an Environmental Impact Study (EIS) or other interdisciplinary study completed by a qualified ecologist. n) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. Any potential impacts to the groundwater system that may result from development must be assessed and mitigated. o) A restoration plan and proposed monitoring plan for the restoration of any blocks consistent with the Restoration Plan in the approved EIS/FSR. p) Confirmation that the size and location of all LID measures associated with this development are satisfactory. 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. 2. That the owner enters into an agreement with TRCA (or the Town of Caledon) to provide TRCA Aquatic Monitoring and Management staff access to any blocks containing monitoring points that may be included in a Adaptive Management Program (AMP) for the sole purposes of fulfilling the monitoring requirements under the program.	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	122.	That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA: 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.	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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 obtain all necessary permits pursuant to Ontario Regulation 41/24 from the TRCA. f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers (if gratuitously dedicated to the TRCA). g. Implement all water balance/infiltration measures, including adaptive management measures identified in the final subdivision stormwater management report and parent CEISMP and FSR that are to be completed for the subject property. h. To provide for the warning clauses and information identified in TRCA's conditions. i. That, where required to satisfy TRCA's conditions, development shall be phased within this Plan. j. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements. k. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the Town of Caledon. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures, including private LIDs, are being constructed 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. l. All Natural Hazard lands are to be gratuitously dedicated to a Public Authority.	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	123.	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 blocks and lots (i.e. Blocks 934 – 936, 938 – 943, 987 – 991, 1023, 1027 – 1032 and lots 37 – 40, 93 – 102, 166 – 175, 214, 225, 293 – 304, 308, 310 – 318, 780 – 815, 889 – 891, 899 – 902, 920 – 924, 926) adjacent to Block 996 and Blocks 1009 - 1018 (environmental protection blocks and their associated buffers), which identifies the following:	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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.	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	124.	The implementing zoning by-law zone be prepared to the satisfaction of the TRCA.	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	125.	That the draft plan of subdivision be red line revised to: a. 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 required studies. b. Exclude Development Lots in Natural Hazards as determined in the final CEISMP to the satisfaction of TRCA. c. Include appropriate blocks that are to be conveyed to the Town of Caledon or TRCA as appropriate to the satisfaction of the Town of Caledon and TRCA.	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	126.	That all community information maps and promotional sales materials for lots or blocks adjacent to Block 996 and Blocks 1009 - 1018 within the Category 1 Lands clearly identify the presence of the environmental features, identify limitations to permitted uses within these areas, and restrictions to access.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	127.	That the Owner provides a detailed letter to TRCA indicating how and when each TRCA condition of draft approval has been addressed.	
TORONTO AND REGION CONSERVATION	128.	That the Owner provide a copy of: the fully executed subdivision agreement, M-Plan, final draft approved conditions, confirmation that all TRCA requirements for land	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
ON AUTHORITY (TRCA)		conveyance have been met, and the clearance fees (as required within the TRCA Fee Schedule), to TRCA in order to provide for the clearance of conditions of draft plan approval. If the subdivision is being registered in phases, then all conditions must be satisfied and fees paid for clearance of each phase.	
TORONTO AND REGION CONSERVATI ON AUTHORITY (TRCA)	129.	That, prior to final registration, the owner pays all applicable review / clearance fees to the TRCA, in accordance with TRCA's fee schedule in effect at the time.	
TORONTO AND REGION CONSERVATI ON AUTHORITY (TRCA)	130.	That the natural hazards identified in Red on the attached Schedule, titled "TRCA Regulation Limit" be fully assessed to the satisfaction of TRCA Staff; and that redline revisions to the Draft Plan be made to ensure development is located outside of Natural Hazards, consistent with the PPS.	
PEEL DISTRICT SCHOOL BOARD	131.	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.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	132.	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.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	133.	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: 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."	PEEL DISTRICT SCHOOL BOARD

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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."	
PEEL DISTRICT SCHOOL BOARD	134.	The applicant is required to arrange a site inspection in order to assess the suitability for the construction of a school on the School Block 993.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	135.	The applicant is required to provide site development plans for the school site area indicating the location of the required facilities. The Board requires 3.24 ha (8 ac) for an elementary school site.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	136.	Prior to registration of the plan, the Town of Caledon requires that satisfactory arrangements shall have been made with the Peel District School Board for the acquisition, or reservation for future acquisition, of the School Block 993 designated in the plan for public school purposes.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	137.	A clause and securities be included in the servicing agreement which prohibits the stockpiling of any soils or material on the School Block 993.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	138.	In order to ensure that sanitary, storm and utility easements (hydro, gas, water, etc.) do not interfere with approved site plans, it is requested that such easements be approved by the School Accommodation Department prior to their establishment on the proposed school site.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	139.	The applicant will ensure that Community mailboxes are not located along the frontage of the School Block 993.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	140.	An addition, portables, boundary change and/or school reorganization may be required at the affected (s) to accommodate the anticipated number of students from this development.	PEEL DISTRICT SCHOOL BOARD
DUFFERIN- PEEL CATHOLIC DISTRICT SCHOOL BOARD	141.	Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Applicant/Owner and the School Boards for this plan.	DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD
DUFFERIN- PEEL CATHOLIC DISTRICT	142.	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:	DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
SCHOOL BOARD		"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." 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.	
DUFFERIN- PEEL CATHOLIC DISTRICT SCHOOL BOARD	143.	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: a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation 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."	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 planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.	BELL CANADA
BELL CANADA	147.	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. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	BELL CANADA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
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 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
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	CANADA POST

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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.	
MTO	157.	Access to Highway 10 from the Category 1 Lands shall be restricted to an emergency access only, to the satisfaction of MTO and the Town. No full public access shall be permitted until such time as Highway 10 is designated as a local Town road. At such time, the Town may, at its sole discretion and subject to all applicable reviews and approvals, consider permitting a full moves access from the Category 1 Lands to Highway 10.	MTO
MTO	158.	Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Stormwater Management Report indicating the intended treatment of the calculated runoff.	MTO
MTO	159.	Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Traffic Impact Study to assess the impacts to Hwy 413 and Hwy 10 (Huronario Street) and identify any related highway improvements.	MTO
MTO	160.	Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, detailed Grading, Servicing, Survey and Internal Road Construction plans.	MTO
MTO	161.	Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a detailed Lighting Plan.	MTO
MTO	162.	Prior to final approval, and if required, the owner shall enter into a Legal Agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the construction of all necessary associated highway improvements.	MTO

SUMMARY CONDITIONS	163.	Prior to signing the final plan the Town's Manager of Development shall be advised that all Conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each Condition has been satisfied has been provided:	TOWN OF CALEDON
	164.	Town of Caledon that Conditions 1 through 96 inclusive have been satisfied.	TOWN OF CALEDON
	165.	Region of Peel that Conditions 2 and 97 through 120, inclusive have been satisfied.	REGION OF PEEL
	166.	Toronto Region Conservation Authority that Conditions 121 through 130, inclusive have been satisfied.	TORONTO AND REGION CONSERVATION AUTHORITY
	167.	Peel District School Board that Conditions 131 through 140, inclusive have been satisfied.	PEEL DISTRICT SCHOOL BOARD
	168.	Dufferin-Peel Catholic District School Board that Conditions 141 through 143, inclusive have been satisfied.	DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD
	169.	Bell Canada that Conditions 144 through 147, inclusive have been satisfied.	BELL CANADA
	170.	Enbridge Gas that Conditions 148 and 159, inclusive have been satisfied.	ENBRIDGE GAS
	171.	Canada Post that Conditions 1501 through 156, inclusive have been satisfied.	CANADA POST
	172.	Ministry of Transportation that Conditions 157 through 162, inclusive have been satisfied.	

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,	

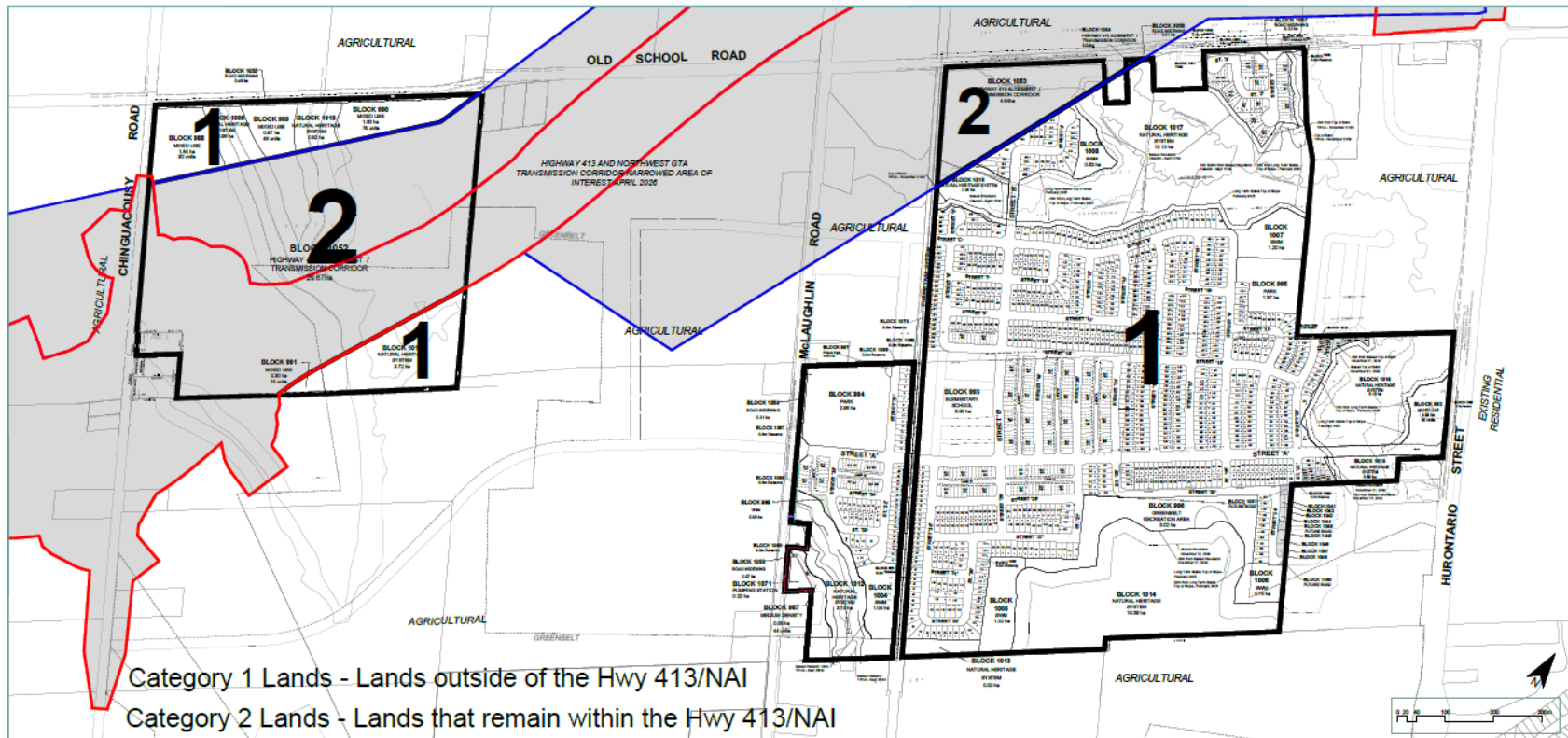
		the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, 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.	
	5.	Stormwater Management Reports must adhere to accepted Ministry policies/standards and must be signed and stamped by the Drainage Engineer. All drainage submissions must be provided electronically (e.g. usb stick).	

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:

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	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
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	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
Archaeology Review Officer Archaeology Programs Unit Citizenship, Inclusion and Heritage Division Ministry of Citizenship and Multiculturalism 400 University Ave., 5 th Floor Toronto, ON M7A 2R9	Attn: Municipal Notices Enbridge Gas Distribution Inc. Distribution Asset Management, Municipal Notices 4 th Floor, 500 Consumers Road North York, ON M2K 1P8 Tel: 416-758-4754 Email: MunicipalPlanning@enbridge.com
Attn: Rosita Giles Right-of-way Control Centre Bell Canada Floor 5, 100 Borough Drive	Attn: Adam Miller Toronto and Region Conservation Authority 5 Shoreham Drive Downsview, ON

Scarborough, ON M1P 4W2 Tel: 426-296-6291 Email: rowcentre@bell.ca	M3N 1S4 Tel.: 416-661-6600 Email: adam.miller@trca.ca
Species at Risk Branch Land and Water Division Ministry of Environment, Conservation and Parks Foster Building, 14 th Floor 40 Street Clair Avenue West Toronto ON M4V 1M2	

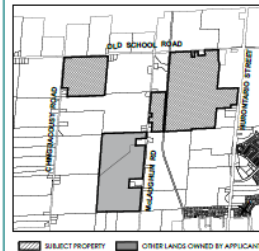
SCHEDULE "C"



DRAFT PLAN OF SUBDIVISION 19T -

Part of Lot 21 and 22,
Concession 1 and 2,
West of Hurontario Street,
(Geographic Township of Chinguacousy)
Town of Caledon,
Regional Municipality of Peel

KEY PLAN



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (sq. ft.)
190A	1.000 x 2.000 Single Detached	1	2,000
190B	2.000 x 2.000 Single Detached	2	4,000
190C	3.000 x 2.000 Single Detached	3	6,000
190D	4.000 x 2.000 Single Detached	4	8,000
190E	5.000 x 2.000 Single Detached	5	10,000
190F	6.000 x 2.000 Single Detached	6	12,000
190G	7.000 x 2.000 Single Detached	7	14,000
190H	8.000 x 2.000 Single Detached	8	16,000
190I	9.000 x 2.000 Single Detached	9	18,000
190J	10.000 x 2.000 Single Detached	10	20,000
190K	11.000 x 2.000 Single Detached	11	22,000
190L	12.000 x 2.000 Single Detached	12	24,000
190M	13.000 x 2.000 Single Detached	13	26,000
190N	14.000 x 2.000 Single Detached	14	28,000
190O	15.000 x 2.000 Single Detached	15	30,000
190P	16.000 x 2.000 Single Detached	16	32,000
190Q	17.000 x 2.000 Single Detached	17	34,000
190R	18.000 x 2.000 Single Detached	18	36,000
190S	19.000 x 2.000 Single Detached	19	38,000
190T	20.000 x 2.000 Single Detached	20	40,000
190U	21.000 x 2.000 Single Detached	21	42,000
190V	22.000 x 2.000 Single Detached	22	44,000
190W	23.000 x 2.000 Single Detached	23	46,000
190X	24.000 x 2.000 Single Detached	24	48,000
190Y	25.000 x 2.000 Single Detached	25	50,000
190Z	26.000 x 2.000 Single Detached	26	52,000
190AA	27.000 x 2.000 Single Detached	27	54,000
190AB	28.000 x 2.000 Single Detached	28	56,000
190AC	29.000 x 2.000 Single Detached	29	58,000
190AD	30.000 x 2.000 Single Detached	30	60,000
190AE	31.000 x 2.000 Single Detached	31	62,000
190AF	32.000 x 2.000 Single Detached	32	64,000
190AG	33.000 x 2.000 Single Detached	33	66,000
190AH	34.000 x 2.000 Single Detached	34	68,000
190AI	35.000 x 2.000 Single Detached	35	70,000
190AJ	36.000 x 2.000 Single Detached	36	72,000
190AK	37.000 x 2.000 Single Detached	37	74,000
190AL	38.000 x 2.000 Single Detached	38	76,000
190AM	39.000 x 2.000 Single Detached	39	78,000
190AN	40.000 x 2.000 Single Detached	40	80,000
190AO	41.000 x 2.000 Single Detached	41	82,000
190AP	42.000 x 2.000 Single Detached	42	84,000
190AQ	43.000 x 2.000 Single Detached	43	86,000
190AR	44.000 x 2.000 Single Detached	44	88,000
190AS	45.000 x 2.000 Single Detached	45	90,000
190AT	46.000 x 2.000 Single Detached	46	92,000
190AU	47.000 x 2.000 Single Detached	47	94,000
190AV	48.000 x 2.000 Single Detached	48	96,000
190AW	49.000 x 2.000 Single Detached	49	98,000
190AX	50.000 x 2.000 Single Detached	50	100,000
190AY	51.000 x 2.000 Single Detached	51	102,000
190AZ	52.000 x 2.000 Single Detached	52	104,000
190BA	53.000 x 2.000 Single Detached	53	106,000
190BB	54.000 x 2.000 Single Detached	54	108,000
190BC	55.000 x 2.000 Single Detached	55	110,000
190BD	56.000 x 2.000 Single Detached	56	112,000
190BE	57.000 x 2.000 Single Detached	57	114,000
190BF	58.000 x 2.000 Single Detached	58	116,000
190BG	59.000 x 2.000 Single Detached	59	118,000
190BH	60.000 x 2.000 Single Detached	60	120,000
190BI	61.000 x 2.000 Single Detached	61	122,000
190BJ	62.000 x 2.000 Single Detached	62	124,000
190BK	63.000 x 2.000 Single Detached	63	126,000
190BL	64.000 x 2.000 Single Detached	64	128,000
190BM	65.000 x 2.000 Single Detached	65	130,000
190BN	66.000 x 2.000 Single Detached	66	132,000
190BO	67.000 x 2.000 Single Detached	67	134,000
190BP	68.000 x 2.000 Single Detached	68	136,000
190BQ	69.000 x 2.000 Single Detached	69	138,000
190BR	70.000 x 2.000 Single Detached	70	140,000
190BS	71.000 x 2.000 Single Detached	71	142,000
190BT	72.000 x 2.000 Single Detached	72	144,000
190BU	73.000 x 2.000 Single Detached	73	146,000
190BV	74.000 x 2.000 Single Detached	74	148,000
190BW	75.000 x 2.000 Single Detached	75	150,000
190BX	76.000 x 2.000 Single Detached	76	152,000
190BY	77.000 x 2.000 Single Detached	77	154,000
190BZ	78.000 x 2.000 Single Detached	78	156,000
190CA	79.000 x 2.000 Single Detached	79	158,000
190CB	80.000 x 2.000 Single Detached	80	160,000
190CC	81.000 x 2.000 Single Detached	81	162,000
190CD	82.000 x 2.000 Single Detached	82	164,000
190CE	83.000 x 2.000 Single Detached	83	166,000
190CF	84.000 x 2.000 Single Detached	84	168,000
190CG	85.000 x 2.000 Single Detached	85	170,000
190CH	86.000 x 2.000 Single Detached	86	172,000
190CI	87.000 x 2.000 Single Detached	87	174,000
190CJ	88.000 x 2.000 Single Detached	88	176,000
190CK	89.000 x 2.000 Single Detached	89	178,000
190CL	90.000 x 2.000 Single Detached	90	180,000
190CM	91.000 x 2.000 Single Detached	91	182,000
190CN	92.000 x 2.000 Single Detached	92	184,000
190CO	93.000 x 2.000 Single Detached	93	186,000
190CP	94.000 x 2.000 Single Detached	94	188,000
190CQ	95.000 x 2.000 Single Detached	95	190,000
190CR	96.000 x 2.000 Single Detached	96	192,000
190CS	97.000 x 2.000 Single Detached	97	194,000
190CT	98.000 x 2.000 Single Detached	98	196,000
190CU	99.000 x 2.000 Single Detached	99	198,000
190CV	100.000 x 2.000 Single Detached	100	200,000
190CW	101.000 x 2.000 Single Detached	101	202,000
190CX	102.000 x 2.000 Single Detached	102	204,000
190CY	103.000 x 2.000 Single Detached	103	206,000
190CZ	104.000 x 2.000 Single Detached	104	208,000
190DA	105.000 x 2.000 Single Detached	105	210,000
190DB	106.000 x 2.000 Single Detached	106	212,000
190DC	107.000 x 2.000 Single Detached	107	214,000
190DD	108.000 x 2.000 Single Detached	108	216,000
190DE	109.000 x 2.000 Single Detached	109	218,000
190DF	110.000 x 2.000 Single Detached	110	220,000
190DG	111.000 x 2.000 Single Detached	111	222,000
190DH	112.000 x 2.000 Single Detached	112	224,000
190DI	113.000 x 2.000 Single Detached	113	226,000
190DJ	114.000 x 2.000 Single Detached	114	228,000
190DK	115.000 x 2.000 Single Detached	115	230,000
190DL	116.000 x 2.000 Single Detached	116	232,000
190DM	117.000 x 2.000 Single Detached	117	234,000
190DN	118.000 x 2.000 Single Detached	118	236,000
190DO	119.000 x 2.000 Single Detached	119	238,000
190DP	120.000 x 2.000 Single Detached	120	240,000
190DQ	121.000 x 2.000 Single Detached	121	242,000
190DR	122.000 x 2.000 Single Detached	122	244,000
190DS	123.000 x 2.000 Single Detached	123	246,000
190DT	124.000 x 2.000 Single Detached	124	248,000
190DU	125.000 x 2.000 Single Detached	125	250,000
190DV	126.000 x 2.000 Single Detached	126	252,000
190DW	127.000 x 2.000 Single Detached	127	254,000
190DX	128.000 x 2.000 Single Detached	128	256,000
190DY	129.000 x 2.000 Single Detached	129	258,000
190DZ	130.000 x 2.000 Single Detached	130	260,000
190EA	131.000 x 2.000 Single Detached	131	262,000
190EB	132.000 x 2.000 Single Detached	132	264,000
190EC	133.000 x 2.000 Single Detached	133	266,000
190ED	134.000 x 2.000 Single Detached	134	268,000
190EE	135.000 x 2.000 Single Detached	135	270,000
190EF	136.000 x 2.000 Single Detached	136	272,000
190EG	137.000 x 2.000 Single Detached	137	274,000
190EH	138.000 x 2.000 Single Detached	138	276,000
190EI	139.000 x 2.000 Single Detached	139	278,000
190EJ	140.000 x 2.000 Single Detached	140	280,000
190EK	141.000 x 2.000 Single Detached	141	282,000
190EL	142.000 x 2.000 Single Detached	142	284,000
190EM	143.000 x 2.000 Single Detached	143	286,000
190EN	144.000 x 2.000 Single Detached	144	288,000
190EO	145.000 x 2.000 Single Detached	145	290,000
190EP	146.000 x 2.000 Single Detached	146	292,000
190EQ	147.000 x 2.000 Single Detached	147	294,000
190ER	148.000 x 2.000 Single Detached	148	296,000
190ES	149.000 x 2.000 Single Detached	149	298,000
190ET	150.000 x 2.000 Single Detached	150	300,000
190EU	151.000 x 2.000 Single Detached	151	302,000
190EV	152.000 x 2.000 Single Detached	152	304,000
190EW	153.000 x 2.000 Single Detached	153	306,000
190EX	154.000 x 2.000 Single Detached	154	308,000
190EY	155.000 x 2.000 Single Detached	155	310,000
190EZ	156.000 x 2.000 Single Detached	156	312,000
190FA	157.000 x 2.000 Single Detached	157	314,000
190FB	158.000 x 2.000 Single Detached	158	316,000
190FC	159.000 x 2.000 Single Detached	159	318,000
190FD	160.000 x 2.000 Single Detached	160	320,000
190FE	161.000 x 2.000 Single Detached	161	322,000
190FF	162.000 x 2.000 Single Detached	162	324,000
190FG	163.000 x 2.000 Single Detached	163	326,000
190FH	164.000 x 2.000 Single Detached	164	328,000
190FI	165.000 x 2.000 Single Detached	165	330,000
190FJ	166.000 x 2.000 Single Detached	166	332,000
190FK	167.000 x 2.000 Single Detached	167	334,000
190FL	168.000 x 2.000 Single Detached	168	336,000
190FM	169.000 x 2.000 Single Detached	169	338,000
190FN	170.000 x 2.000 Single Detached	170	340,000
190FO	171.000 x 2.000 Single Detached	171	342,000
190FP	172.000 x 2.000 Single Detached	172	344,000
190FQ	173.000 x 2.000 Single Detached	173	346,000
190FR	174.000 x 2.000 Single Detached	174	348,000
190FS	175.000 x 2.000 Single Detached	175	350,000
190FT	176.000 x 2.000 Single Detached	176	352,000
190FU	177.000 x 2.000 Single Detached	177	354,000
190FV	178.000 x 2.000 Single Detached	178	356,000
190FW	179.000 x 2.000 Single Detached	179	358,000
190FX	180.000 x 2.000 Single Detached	180	360,000
190FY	181.000 x 2.000 Single Detached	181	362,000
190FZ	182.000 x 2.000 Single Detached	182	364,000
190GA	183.000 x 2.000 Single Detached	183	366,000
190GB	184.000 x 2.000 Single Detached	184	368,000
190GC	185.000 x 2.000 Single Detached	185	370,000
190GD	186.000 x 2.000 Single Detached	186	372,000
190GE	187.000 x 2.000 Single Detached	187	374,000
190GF	188.000 x 2.000 Single Detached	188	376,000
190GG	189.000 x 2.000 Single Detached	189	378,000
190GH	190.000 x 2.000 Single Detached	190	380,000
190GI	191.000 x 2.000 Single Detached	191	382,000
190GJ	192.000 x 2.000 Single Detached	192	384,000
190GK	193.000 x 2.000 Single Detached	193	386,000
190GL	194.000 x 2.000 Single Detached	194	388,000
190GM	195.000 x 2.000 Single Detached	195	390,000
190GN	196.000 x 2.000 Single Detached	196	392,000
190GO	197.000 x 2.000 Single Detached	197	394,000
190GP	198.000 x 2.000 Single Detached	198	396,000
190GQ	199.000 x 2.000 Single Detached	199	398,000
190GR	200.000 x 2.000 Single Detached	200	400,000
190GS	201.000 x 2.000 Single Detached	201	402,000
190GT	202.000 x 2.000 Single Detached	202	404,000
190GU	203.000 x 2.000 Single Detached	203	406,000
190GV	204.000 x 2.000 Single Detached	204	408,000
190GW	205.000 x 2.000 Single Detached	205	410,000
190GX	206.000 x 2.000 Single Detached	206	412,000
190GY	207.000 x 2.000 Single Detached	207	414,000
190GZ	208.000 x 2.000 Single Detached	208	416,000
190HA	209.000 x 2.000 Single Detached	209	418,000
190HB	210.000 x 2.000 Single Detached	210	420,000
190HC	211.000 x 2.000 Single Detached	211	422,000
190HD	212.000 x 2.000 Single Detached	212	424,000
190HE	213.000 x 2.000 Single Detached	213	426,000
190HF	214.000 x 2.000 Single Detached	214	428,000
190HG	215.000 x 2.000 Single Detached	215	430,000
190HH	216.000 x 2.000 Single Detached	216	432,000
190HI	217.000 x 2.000 Single Detached	217	434,000
190HJ	218.000 x 2.000 Single Detached	218	436,000
190HK	219.000 x 2.000 Single Detached	219	438,000
190HL	220.000 x 2.000 Single Detached	220	440,000
190HM	221.000 x 2.000 Single Detached	221	442,000
190HN	222.000 x 2.000 Single Detached	222	444,000
190HO	223.000 x 2.000 Single Detached	223	446,000
190HP	224.000 x 2.000 Single Detached	224	448,000
190HQ	225.000 x 2.000 Single Detached	225	450,000
190HR	226.000 x 2.000 Single Detached	226	452,000
190HS	227.000 x 2.000 Single Detached	227	454,000
190HT	228.000 x 2.000 Single Detached	228	456,000
190HU	229.000 x 2.000 Single Detached	229	458,000