

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario

**RECEIVED**

NOV / 2 2015



**ISSUE DATE:** October 29, 2015 **TOWN OF CALEDON**  
**CLERK'S DEPARTMENT** **CASE NO.:** PL141202

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

**Applicant and Appellant:** Castles of Caledon Corp.  
**Subject:** Request to amend the Official Plan - Failure of the Town of Caledon to adopt the requested amendment  
**Existing Designation:** "Policy Area" – Residential and "Special Study Area B"  
**Proposed Designation:** Residential Low Density 2, Open Space and Environmental Policy Areas  
**Purpose:** To permit a residential subdivision of detached, linked and townhouse dwellings with associated park and environmental protection areas  
**Property Address/Description:** 89 Walker Road West  
**Municipality:** Town of Caledon  
**Approval Authority File No.:** POPA 13-06  
**OMB Case No.:** PL141202  
**OMB File No.:** PL141202  
**OMB Case Name:** Castles of Caledon Corp. v. Caledon (Town)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

**Applicant and Appellant:** Castles of Caledon Corp.  
**Subject:** Application to amend Zoning By-law No. 87-250 – Neglect of application by the Town of Caledon  
**Existing Zoning:** Rural (A2)  
**Proposed Zoning:** R1-E (one family residential exception), R2-E (Two family residential exception); RT-5 (Townhouse residential special), OS-17 and

CLERK'S DEPARTMENT	
TO	DAPII-legal
Copy	
Please Handle	
For Your Information	
Council Agenda	
File	

Purpose:	OSA-26(Open Space Special) and HL-5 (Hazard Land Special)
Property Address/Description:	To permit a residential plan of subdivision 89 Walker Road West
Municipality:	Town of Caledon
Municipal File No.:	R 13-14
OMB Case No.:	PL141202
OMB File No.:	PL141203

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Castles of Caledon Corp.
Subject:	Proposed Plan of Subdivision - Failure of the Town of Caledon to make a decision
Purpose:	To permit 331 residential units in a draft plan of subdivision
Property Address/Description:	89 Walker Road West
Municipality:	Town of Caledon
Municipal File No.:	21T-23003C
OMB Case No.:	PL141202
OMB File No.:	PL141204

BEFORE:

BLAIR S. TAYLOR	)	Wednesday, the 28th
	)	
MEMBER	)	day of October, 2015

**WHEREAS** Castles of Caledon Corp. (the "Appellant") owns lands legally described as PIN 14289-0493 (LT) being Part Lot 4, Concession 6, EHS (CAL) designated as Part 1 on Plan 43R-35772; Town of Caledon; Regional Municipality of Peel; and municipally known as 89 Walker Road West, Caledon, Ontario ("Property");

**AND WHEREAS** on November 13, 2013, the Appellant filed applications for an official plan amendment (POPA 13-06), draft plan of subdivision (21T-13003C) and zoning by-law amendment (RZ 13-14), which were deemed complete by the Town of Caledon

("Town") on December 13, 2013 (collectively, POPA 13-06, 21T-13003C and RZ 13-14 are the "Applications");

**AND WHEREAS** on October 7, 2014, pursuant to subsections 22(7), 34(11) and 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13 ("*Planning Act*"), the Appellant appealed the Applications to the Ontario Municipal Board ("OMB") on the basis that Town Council had neglected to make a decision on the Applications ("Appeal");

**AND WHEREAS** during the months of July and August 2015, the Appellant, the Town and the Toronto and Region Conservation Authority ("TRCA") (collectively, the "parties") collaboratively worked together and attended at various experts meetings and other without prejudice meetings to resolve the appeal;

**AND WHEREAS** on September 15, 2015, the parties reached a settlement based on the instruments forming Attachments "1", "2" and "3" to this Order, to resolve the appeals in respect of POPA 13-06, Draft Plan of Subdivision 21T-13003C and its related conditions ("Settlement");

**AND WHEREAS** the parties have agreed to defer the hearing of the appeal in respect of RZ 13-14 to a future date at which time the form and substance of the site specific zoning by-law amendment required to implement the plan of subdivision would be more precisely known;

**AND WHEREAS** the parties now jointly request that the Board issue an Order to approve the instruments forming Attachments "1", "2" and "3";

**NOW THEREFORE THE BOARD HEREBY ORDERS:**

1. That, pursuant to subsections 22(11) and 17(50) of the Planning Act, an amendment to the Town of Caledon Official Plan is approved as Official Plan Amendment No. 245, in the form shown in Attachment "1" to this Order;

1. That, pursuant to subsections 22(11) and 17(50) of the Planning Act, an amendment to the Town of Caledon Official Plan is approved as Official Plan Amendment No. 245, in the form shown in Attachment "1" to this Order;
2. That, pursuant to subsections 51(56) of the Planning Act, a draft plan of subdivision substantially in the form shown in Attachment "2" to this Order (Draft Plan of Subdivision 21T-13003C, dated November 11, 2013, Revision No. 4 dated August 26, 2015) is approved, subject to the conditions of draft plan of subdivision approval identified in Attachment "3" to this Order, and subject to any red-line changes which are deemed minor by the Town of Caledon;
3. That pursuant to subsection 51(56.1) of the Planning Act, the Town of Caledon shall have the authority to clear the conditions of draft plan of subdivision approval (Attachment "3") and to administer final approval and registration of the plan of subdivision (Attachment "2") pursuant to subsection 51(58) of the Planning Act;
4. That the appeal of the site specific zoning by-law amendment (RZ 13-14) is adjourned to a future date at which time the form and substance of the site specific zoning by-law amendment required to implement the plan of subdivision would be more precisely known;
5. That the following hearing events be scheduled, at which time the site specific zoning by-law amendment (RZ 13-14) can be addressed before the OMB:
  - a. Teleconference on Friday, April 8, 2016 at 9:00AM;
  - b. Teleconference on Friday, September 9, 2016 at 9:00AM;
  - c. In the event that the development proceeds expeditiously, any party may initiate a request to schedule a further hearing event upon at least twenty (20) days notice.

The Board so Orders.

A handwritten signature in black ink, appearing to read "Jeanne Hoge." with a period at the end. The signature is fluid and cursive.

SECRETARY

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248



Attachment "1"

**AMENDMENT NO. 245**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

**AMENDMENT NO. 245**  
**OF THE TOWN OF CALEDON OFFICIAL PLAN**

**PART A - THE PREAMBLE**

**Purpose of the Amendment:**

The purpose of this Amendment is to amend Schedule "D" Caledon East Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Policy Area – Residential to Low Density Residential, Environmental Policy Area and Open Space Policy Area with a site specific policy related to housing mix, to permit the development of a plan of subdivision on the subject lands.

**Location:**

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise an area of 25.57 hectares (63.18 acres) and are located in Part of Lot 4, Concession 6 EHS (CAL) in the Town of Caledon. The property is municipally known as 89 Walker Road West and is located on the north-east corner of Mountainview Road and Walker Road West within the Rural Service Centre of Caledon East.

**Basis:**

The basis for this Amendment is contained in Development Approval and Planning Policy Report DP-2015-075, as adopted by Council on September 15, 2015. The applicant, Paul A. King Planning & Development Consultant on behalf of Castles of Caledon Corp. has requested an amendment to the Town of Caledon Official Plan to permit low density residential uses on the property in order to facilitate the development of a plan of subdivision.

The subject property is located within the 2031 settlement boundary of the Rural Service Centre of Caledon East. The lands are designated Policy Area – Residential on Schedule "D" Caledon East Land Use Plan within the Town of Caledon Official Plan.

The Policy Area - Residential designation is intended to be developed within the second phase of the Caledon East Secondary Plan two stage development process (after January 1, 2016). The existing land use designations on the property require that the Policy Area – Residential lands be developed in accordance with the Low Density Residential policies of the Caledon East Secondary Plan.



The applicant is proposing to amend the land use designations for the subject property to permit the development of a residential subdivision. A comprehensive development proposal has been developed for the site that includes a mix of residential lots and unit types, active parkland, open space/environmental and stormwater management facilities. To implement the proposed development plan, modifications to the Caledon East Secondary Plan are necessary. The Amendment proposes to redesignate the Policy Area – Residential to Low Density Residential, Environmental Policy Area and Open Space Policy Area. The Amendment also adds policies to permit a site specific range of lot frontages. The proposed draft plan implements these policies.

The applicant has submitted Official Plan Amendment, Draft Plan of Subdivision and Zoning by-law Amendment applications, including various technical studies in support of the proposed amendment and applications. Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Provincial Policy Statement and meets the policies of the Growth Plan for the Greater Golden Horseshoe, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan and Town of Caledon Official Plan.

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 245 of the Town of Caledon Official Plan.

### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

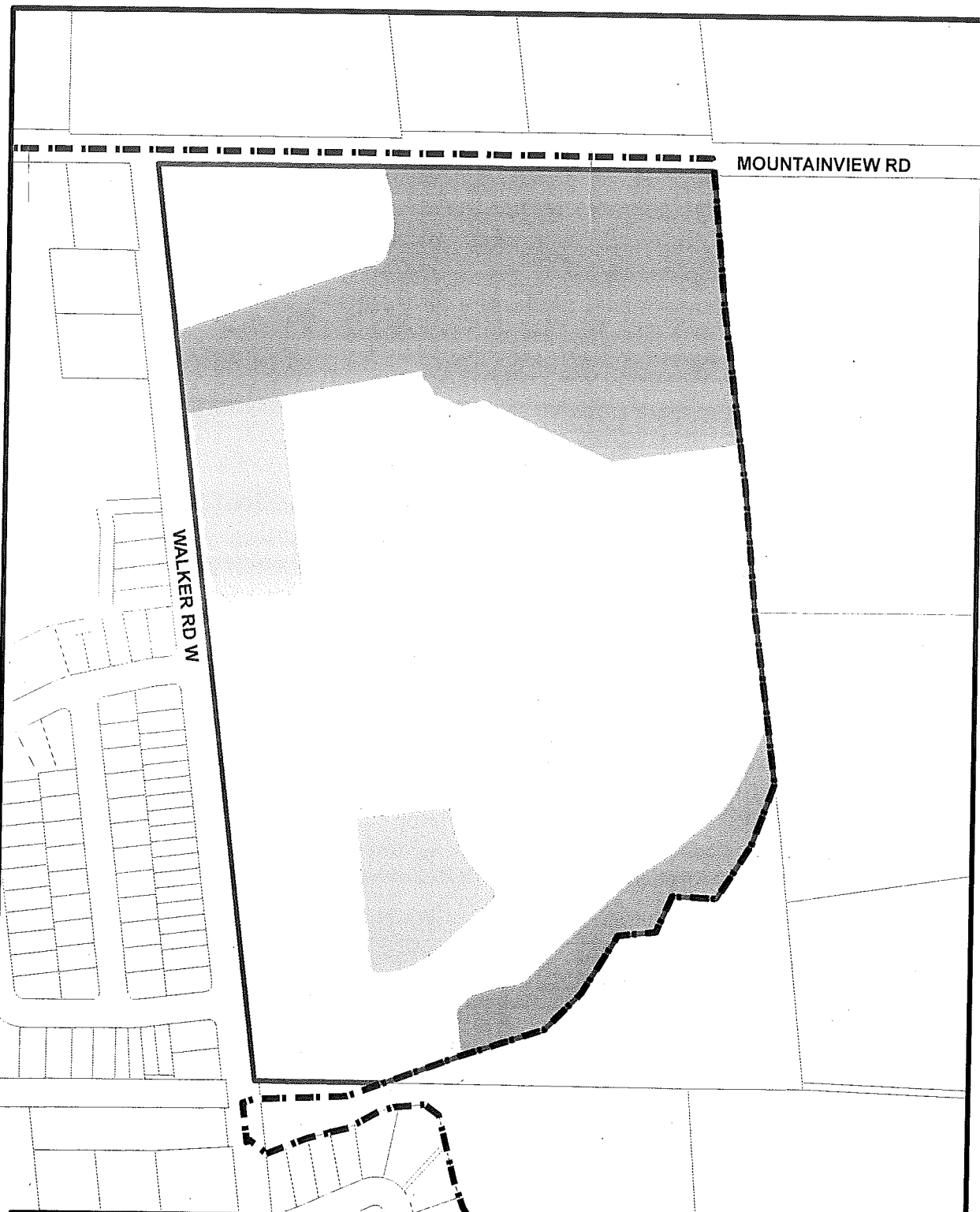
1. Section 7.7.5.2 is amended by adding the following subsection 7.7.5.2.10:

7.7.5.2.10: Notwithstanding Subsection 7.7.5.2.4 of the Plan, the lands designated Low Density Residential and legally described as Part of Lot 4, Concession 6 EHS (CAL), Town of Caledon, Regional Municipality of Peel, shall be developed in accordance with the following provisions:

- a) The permitted uses shall include a mix of single detached dwellings with minimum lot frontages ranging from 12.2 metres (40 feet) to of 15.0 metres (49 feet) and linked single dwellings with minimum lot frontages of 11.6 metres (38.0 feet).
2. Schedule "D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 4, Concession 6 EHS (CAL), Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "A" attached hereto.

### **Implementation and Interpretation**

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

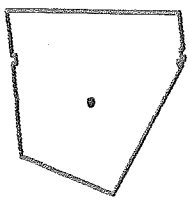


# **SCHEDULE A** **OPA 245**

- Low Density Residential
- Environmental Policy Area
- Open Space Policy Area
- Settlement Boundary

**Official Plan Amendment 245**  
Subject to Section 7.7.5.2.10

89 Walker Road West  
Town of Caledon  
Regional Municipality of Peel  
Part Lot 4, Concession 6 EHS (Cdl)

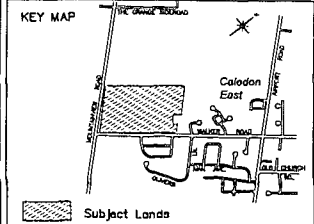
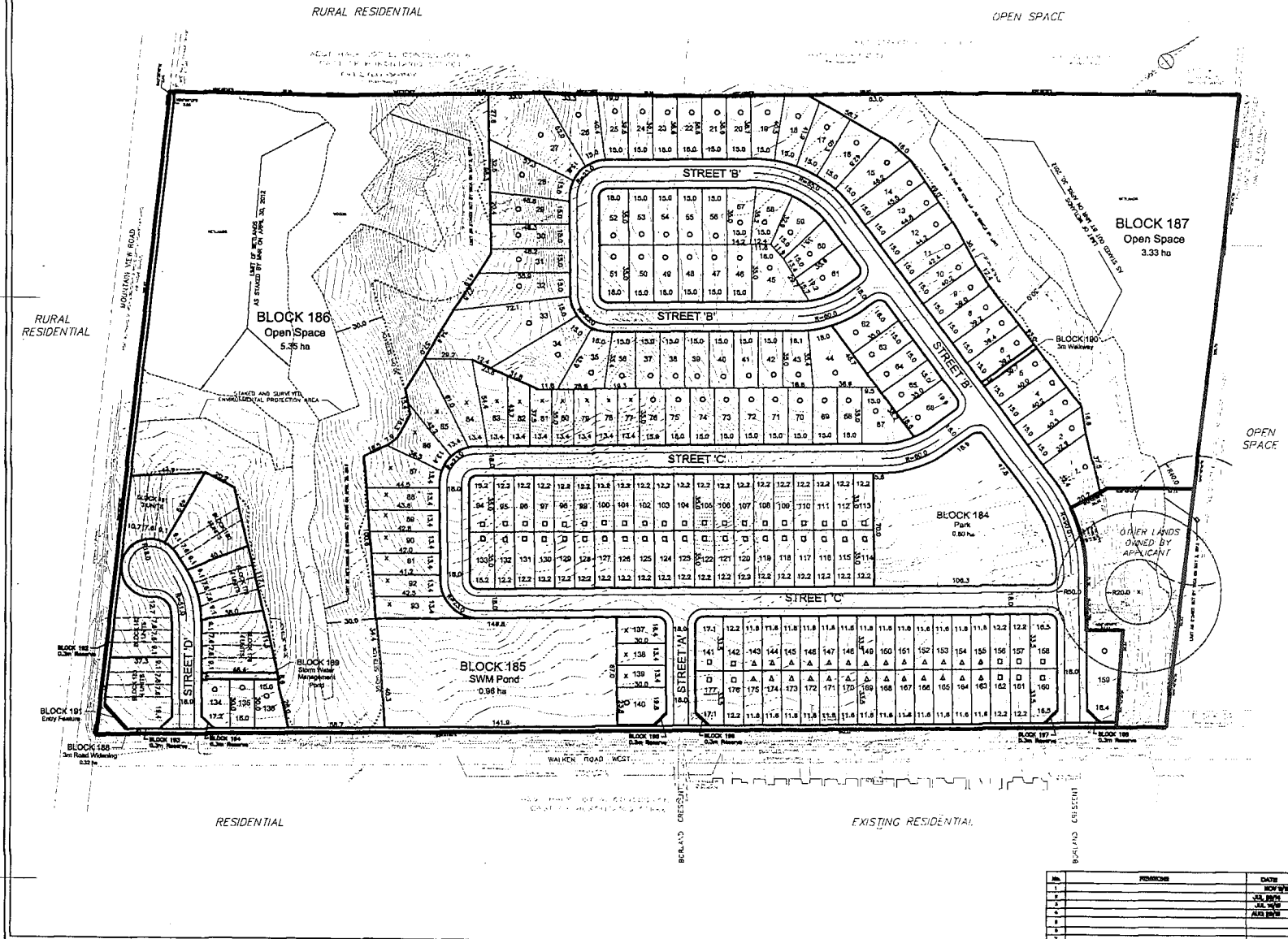


Base Data Source: Town of Caledon, 2014





# Attachment "2"



**DRAFT PLAN OF SUBDIVISION**  
 WEST HALF LOT 4, CONCESSION 6  
 EAST OF HURONTARIO STREET  
 (DESIGNATED TERRACE OF CALEDON, COUNTY OF YORK)  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:1000  
 0 40 80 120m

**OWNER'S AUTHORIZATION**  
 I authorize Paul A King Planning Consultant to prepare and submit this plan for draft approval.  
 Date: NOV 6/13  
 Signature: [Signature]  
 City of Caledon Corp.  
 25 Glen Watford Drive  
 Woodbridge, ON  
 L4L 9G5

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.  
 Date: NOV 11/13  
 Signature: [Signature]  
 Ted Van Lierde, C.E.S.  
 110 Goldcrest Road  
 Brampton, Ontario  
 L6S 1H4

**ADDITIONAL INFORMATION**  
 [Section 51(17) of the Planning Act, 1990]  
 a) - on key plan  
 b) - on key plan  
 c) - on key plan  
 d) - see statistics (f)  
 e) - piped water to be installed by Developer  
 f) - Clay Loom  
 g) - at municipal services to be made available  
 h) - nil

**DEVELOPMENT STATISTICS**

PROPOSED LAND USE	Lot/Block No.	Units	ha.
1) Single Family Residential	1-177	28	0.82
2) Multi-Family Residential			
a) 1.5m (incl) United Single		80	0.80
b) 1.5m (incl) Single		30	0.30
c) 1.5m (incl) Single		30	0.30
3) Town (incl) Townhouse	178-183	22	0.81
4) Park	184	1	0.80
5) Street Water Management Pond	185	1	0.96
6) Open Space	186-187	1	8.68
7) Road Widening	188	1	0.32
8) Street Water Management Pond	189	1	0.32
9) On Highway	190	1	0.32
10) Utility Corridor	191	1	0.32
11) On Highway	192-198	1	0.32
12) Road	170m @ 18.0 R.L.C.	1	3.30
<b>TOTAL</b>		<b>188</b>	<b>24.94</b>

Planning & Development Consultant  
**PAUL A. KING**  
 16 West Crescent  
 Richmond Hill, Ontario  
 L4C 7Y3  
 Phone: 905 770-0232  
 Fax: 905 737-0410  
 Email: paul.king@paulking.com



# ATTACHMENT "3"

## CONDITIONS OF DRAFT APPROVAL

File: 21T-13003C

Subject: Draft Plan of Subdivision  
 Castles of Caledon Corp. (the "Owner" or "Developer")  
 89 Walker Road West  
 Part of Lot 4, Concession 6 EHS (CAL)  
 North-East Corner of Mountainview Road and Walker Road  
 West  
 Town of Caledon, Regional Municipality of Peel

**Draft Plan Approval Date:** September 21, 2015

This approval applies to the Draft Plan of Subdivision prepared by Paul A. King, Planning & Development Consultant, revised August 26, 2015.

In accordance with By-law 2007-128, as amended, the Director of Development Approval & Planning Policy has approved the above noted Draft Plan of Subdivision pursuant to Subsection 51(31) of the Planning Act and subject to the lapsing provisions and Conditions listed below.

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

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

The Director of Development Approval & Planning Policy may withdraw approval of the Draft Plan of Subdivision or change the Conditions listed below at any time.

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

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN OF CALEDON DEVELOPMENT APPROVAL & PLANNING POLICY (DAPP)	1.	Prior to registration, the Owner shall provide a certificate signed by an Ontario Land Surveyor and the Owner, that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan or, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Town.	DEVELOPMENT, PLANNING
DAPP	2.	1) Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c.P.13, as amended, and be in full force	DEVELOPMENT, ZONING  DEVELOPMENT, HERITAGE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>and effect.</p> <p>2) The Zoning By-law shall include a Holding "H" Symbol which restricts the issuance of Building Permits prior to January 1, 2016, to the satisfaction of the Town.</p> <p>In the alternative, if prior to the Zoning By-law Amendment being approved, the Owner has made alternative arrangements to the satisfaction of the Town, such Holding "H" Symbol is not required.</p> <p>3) The Zoning By-law shall include appropriate zoning and protection measures (i.e. structural envelopes) to protect the existing vegetation (hedgerow) along the northern limits of the property (Lots 16 to 27 on draft approved plan 21T-13003C).</p> <p>4) The Zoning By-law shall provide for additional vegetative (coniferous) screening between the heritage dwelling (located at 89 Walker Road West) and the housing on the proposed lot(s) on the north-east corner of Street 'B' and Walker Road West (in front of the heritage dwelling) and along the rear of the proposed lot(s) on the north-east corner of Street 'B' and Walker Road West.</p> <p>5) The Zoning By-law shall provide for appropriate housing design (i.e. bungalow/bungaloft or other design subject to approval by the Town) and maximum height provisions to minimize visual and contextual impacts on the heritage dwelling (located at 89 Walker Road West) of the dwellings on the proposed lot(s) on the north-east corner of Street 'B' and Walker Road West as supported by the requirements of Condition No. 59.</p>	
DAPP	3.	Upon registration, the Owner shall register on title, to the satisfaction of the Town, easements over parts of lands that are subject to environmental management for the purpose of protecting and managing these areas of the plan, if required.	DEVELOPMENT, PLANNING
DAPP	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
DAPP	5.	<p>1) A clause shall be included in the subdivision agreement stating that the Owner shall, prior to offering units for sale, and in a place readily available to the public, display a Sales Office Plan on the wall of the sales office, or if a sales office does not exist include the Sales Office Plan in promotional advertising material, based on the draft approved plan as may be amended.</p> <p>2) Prior to registration, the Owner shall provide photographic evidence that the Sales Office Plan was posted in a place readily available to the public within the sales office(s) to the</p>	DEVELOPMENT, PLANNING  DEVELOPMENT, LANDSCAPE  DEVELOPMENT, ENGINEERING



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>satisfaction of the Town.</p> <p>In the alternative, if a sales office does not exist, the Owner shall provide evidence that the Sales Office Plan has been included in promotional advertising material (i.e. brochures, websites, etc.), to the satisfaction of the Town.</p> <p>3) Prior to registration, the Sales Office Plan shall be approved by the Town's Development Approval &amp; Planning Policy Department and indicate the following:</p> <ul style="list-style-type: none"> <li>a) Those lots or blocks that have warning clauses, in a colour coded form;</li> <li>b) The location of parks, open space, buffers, gateway features, sidewalks, walkways, community facilities, stormwater management facilities, maintenance blocks, trails, hydrants, street lights, utility boxes and bicycle paths;</li> <li>c) The type of parks and open space (i.e. passive or active). Active park areas should indicate the following wording: 'Playground equipment or active sports fields and lit facilities';</li> <li>d) The type, height and location of retaining walls, fencing and noise attenuation features;</li> <li>e) The location of all Canada Post Superboxes as approved by Canada Post and the Town;</li> <li>f) The location of lots designated by the Building Services Section as firebreak lots;</li> <li>g) All lots or blocks in a colour coded form that identify the location of all land use types;</li> <li>h) The identification and location of surrounding land uses (existing and designated/proposed);</li> <li>i) The location of all existing trees which have been retained;</li> <li>j) The location of all structure envelopes;</li> <li>k) The location of all street trees;</li> <li>l) The location of all parking spaces per lot;</li> <li>m) The location of all infiltration measures on private lots (i.e. soakaway pits, infiltration trenches, etc.);</li> <li>n) Until the plan is registered the following information must also be shown in <b>BOLD CAPITAL TYPE</b>, to the satisfaction of the Town: <ul style="list-style-type: none"> <li>i. "This plan of subdivision is not yet registered.";</li> <li>ii. "Construction of the homes cannot commence until after registration and the issuing of building permits</li> </ul> </li> </ul>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>(excluding model homes).";</p> <p>iii. "Notwithstanding the expectations of the vendors and purchasers of houses, it is possible that delays could occur with respect to the registration of the plan of subdivision and the issuing of building permits, which may affect the ability of the vendors to perform their obligations within the time prescribed in any Agreements of Purchase and Sale.";</p> <p>iv. "Purchasers are advised to consult their lawyer concerning any aspect of an Agreement of Purchase and Sale before signing it.";</p> <p>v. "Purchasers are advised that this Plan may not accurately reflect final locations of street trees, fences, noise walls, driveways, streetlights, sidewalks, infrastructure and utilities located within road right-of-ways as well as private lots. Purchasers shall confirm the location of such on the approved drawings with the Town of Caledon.";</p> <p>vi. "All lots are serviced with Regional Water and Sanitary Sewer."; and,</p> <p>vii. "For further information on proposed and existing land uses, please call the Town Development Approval and Planning Policy Department, between 8:30 am and 4:30 pm by telephone at 905-584-2272 ext. 7338."</p>	
DAPP	6.	<p>1) Prior to a) offering units for sale and prior to b) grading, servicing or registration (any combination of a) and b)), the Owner shall provide or cause to be provided, information on universal design options available to purchasers within the development, including, but not limited to, a list of available universal design features (i.e. ramps, handrails, etc.), floor plans, specifications and approximate cost, to the Town for approval. A list of suggested universal design features is available on the Town's website. The Owner shall notify any prospective builder of this requirement.</p> <p>2) Prior to offering units for sale, the Owner shall provide proof of the display of information regarding universal design features available for purchasers, in a place readily available to the public within the sales office, to the satisfaction of the Town.</p> <p>In the alternative, if a sales office does not exist, the Owner shall provide promotional advertising material (i.e. brochures, websites, etc.) that include information regarding universal design features available for purchasers, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the subdivision agreement to</p>	DEVELOPMENT, PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		reflect 1) and 2) above.	
DAPP TRCA	7.	<p>Prior to grading,</p> <ol style="list-style-type: none"> <li>1) The Owner shall redline the draft plan to replace all townhouse units on Street 'D' of the draft plan (Blocks 178 to 183 inclusive on draft approved plan 21T-13003C) with linked single dwellings with a minimum lot frontage of 11.6 metres.</li> <li>2) The Owner may redline the draft plan to reduce lot frontages, and thereby adding additional lots, to a minimum lot frontage of 12.2 metres for single detached dwellings in the area where lots 33 to 44, 62 to 85 are identified on draft approved plan 21T-13003C, provided that: <ol style="list-style-type: none"> <li>a) No additional retaining walls are required; and,</li> <li>b) Grading meets Town standards; and,</li> <li>c) That the Owner submits plans, drawings and reports, as required by the Town and the TRCA, and which are deemed to be satisfactory by the Town and TRCA;</li> </ol> </li> </ol> <p>all to the satisfaction of the Town and TRCA.</p>	<p>DEVELOPMENT, PLANNING</p> <p>DEVELOPMENT, ENGINEERING</p> <p>DEVELOPMENT, LANDSCAPE</p> <p>DEVELOPMENT, URBAN DESIGN</p> <p>TRCA</p>
DAPP	8.	<ol style="list-style-type: none"> <li>1) Prior to registration, the Owner shall erect a sign to be not less than 1.2 metres by 1.2 metres on all open space, environmental blocks, berm/buffer blocks, stormwater management, maintenance and park blocks to advise of the future use of these blocks, to the satisfaction of the Town.</li> <li>2) Prior to registration, the Owner shall erect a sign to be not less than 1.2 metres by 1.2 metres at the intersection of Street 'D' and Walker Road West which identify those blocks to be developed as townhouse units in words and visually through plan representation.</li> <li>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 the land is developed, at which time the Owner shall remove these signs.</li> </ol>	DEVELOPMENT, PLANNING
DAPP	9.	<ol style="list-style-type: none"> <li>1) Prior to registration, the Owner's surveyor shall submit to the Town, horizontal co-ordinates of all boundary monuments for the draft approved plan of subdivision. These co-ordinates are to be based on 6 degree UTM Projection and NAD83 Datum.</li> <li>2) A clause shall be included in the subdivision agreement stating that the Owner shall supply to the Town digital files (.dxf, .dwg and .shp file format) of the registered plan of subdivision to the satisfaction of the Town.</li> </ol>	DEVELOPMENT, PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
DAPP	10.	Prior to registration, the Owner shall provide a Development Phasing Plan, if required, to outline the intended sequence of development within the Plan, both geographically and chronologically, including the provision of necessary supporting road and servicing infrastructure, community features, the treatment of significant natural features and the provision of services, all to the satisfaction of the Town of Caledon	DEVELOPMENT, PLANNING
DAPP	11.	Prior to registration, all streets shall be named to the satisfaction of the Town and Region. In this regard, the Owner shall submit a list of proposed street names incorporating appropriate historical references to the Town's Heritage Resource Officer. At least one approved heritage street name shall be shown on the final Plan submitted for approval.	POLICY AND SUSTAINABILITY, HERITAGE
DAPP	12.	<p>Prior to any grading or site alteration the Owner shall work with the Town to determine if there is a potential First Nations burial site on the subject lands and to this end, the Town shall forthwith engage the Owner and local residents to complete a site visit to determine the approximate location and limits of the potential burial site;</p> <p>a) Should the approximate location and limits of the potential burial site be determined to fall within the limits of the developable lands, a licensed archaeologist shall monitor all site works occurring within the limits of the potential burial site and the Owner shall, if required, redline the plan, all in accordance with Provincial standards and guidelines. A clause shall be included in all agreements requiring that if, during any phase of development and construction, human remains are encountered, the Owner shall immediately cease all work at said location and notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services and engage a licensed archaeologist to carry out archaeological fieldwork in accordance with Provincial standards and guidelines; or,</p> <p>b) Should the Town determine that a site visit cannot be completed prior to December 31, 2016, a clause shall be included in all agreements requiring that if, during any phase of development and construction, human remains are encountered, the Owner shall immediately cease all work at said location and notify the police or coroner and the Registrar of Cemeteries at the Ministry of Government and Consumer Services and engage a licensed archaeologist to carry out archaeological fieldwork in accordance with Provincial standards and guidelines;</p> <p>all to the satisfaction of the Town.</p>	POLICY AND SUSTAINABILITY, HERITAGE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
DAPP	13.	Prior to any grading or site alteration the Owner shall provide written confirmation from the licensed archaeologist that he/she has installed fencing along the limits of the 20 metre protective buffer around AIGw-173 and installed staking along the limits of the 50 metre monitoring buffer, all to the satisfaction of the Town.	POLICY AND SUSTAINABILITY, HERITAGE
DAPP	14.	A clause shall be included in all agreements which states that: <ul style="list-style-type: none"> <li>a) The Owner shall retain a licensed archaeologist to monitor all construction, site works and earth moving activity within the delineated monitoring buffer zone around AIGw-173;</li> <li>b) During monitoring, the licensed archaeologist shall order cessation of any or all ground alteration that he or she may deem a threat to archaeological resources; and,</li> <li>c) Should archaeological resources be identified during monitoring, additional archaeological assessment and mitigation may be required.</li> </ul>	POLICY AND SUSTAINABILITY, HERITAGE
DAPP	15.	Prior to registration, the Owner shall provide written confirmation from a licensed archaeologist that the 50 metre buffer zone around AIGw-73 is free of archaeological concerns.	POLICY AND SUSTAINABILITY, HERITAGE
DAPP	16.	Prior to registration, the Owner shall work with Town staff to designate, under Part IV of the Ontario Heritage Act, the Walker Farmstead and include AIGw-73, a registered archaeological site, in the list of heritage attributes.	POLICY AND SUSTAINABILITY, HERITAGE
DAPP	17.	<ol style="list-style-type: none"> <li>1) The Owner shall, during demolition of the gambrel roof barn, salvage barn elements including the large dimension cedar and pine sill beams and large quoin stones for re-use within the subdivision's park, to the satisfaction of the Town. Disposal of salvaged material not used in the park or gateway features is the responsibility of the Owner.</li> <li>2) The Owner shall contact the Town a minimum of ten (10) days prior to demolition of the gambrel roof barn located at 89 Walker Road West to arrange a date and time with the Town to ensure that the Heritage Resource Officer is available and in attendance during the demolition of the gambrel roof barn, for the purpose of photographic documentation and assessing the building's date of construction and identifying salvageable building material and that the Owner shall, if required by the Heritage Resource Officer, salvage materials to the satisfaction of the Town.</li> </ol>	POLICY AND SUSTAINABILITY, HERITAGE
DAPP	18.	<ol style="list-style-type: none"> <li>1) The Owner shall commemorate the Walker Farmstead by means of a plaque erected within the subdivision as well as appropriate naming of streets and the park, to the satisfaction of the Town.</li> </ol>	POLICY AND SUSTAINABILITY, HERITAGE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		2) The Owner shall ensure that the approved landscape drawings illustrate the commemorative Walker Farmstead plaque.	
DAPP	19.	The Owner shall ensure that the approved landscape drawings include sugar maples within the Street 'C' public boulevard to frame the view of the western elevation of the Walker farmhouse and to commemorate the mature maple tree row and farm lane from Mountainview Road, to the satisfaction of the Town.	POLICY AND SUSTAINABILITY, HERITAGE  DEVELOPMENT, LANDSCAPE
DAPP	20.	<p>1) Prior to registration, the Owner shall obtain emergency numbers (municipal addresses) from the Town.</p> <p>2) A clause shall be included in the subdivision agreement requiring that these numbers be permanently embedded in or attached to the exterior of each dwelling once the dwelling is built, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the subdivision agreement requiring that both the lot or block/unit number and corresponding municipal address be displayed on all lots and blocks in a prominent location, until such time that the lot/block is transferred.</p>	DEVELOPMENT, PLANNING
DAPP	21.	The Owner shall enter into a subdivision agreement or any other necessary agreements executed by the Owner, the Town and the Region or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Town and the Region respecting the development of these lands in accordance with the latest standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws.	PLANNING LAW
DAPP	22.	Prior to the preparation of any agreement, the Owner shall pay to the Town all fees 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.	PLANNING LAW
DAPP	23.	Prior to registration, the Owner shall provide evidence of compliance with all of the conditions of draft approval, at its sole cost and expense.	PLANNING LAW
DAPP	24.	That a clause 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	PLANNING LAW

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		agreement and the obligations imposed therein.	
DAPP	25.	That a clause be included in the subdivision agreement stating that the Owner shall convey/dedicate, gratuitously and free and clear of all encumbrances, any required parks, open space, trails, road or highway widenings, 0.3m (1 ft.) reserves, walkways, daylight triangles, gateway feature, 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.	PLANNING LAW
DAPP	26.	That a clause be included in the subdivision agreement stating that the Owner shall provide the Town with postponements of any outstanding encumbrances in favour of the Subdivision Agreement.	PLANNING LAW
DAPP	27.	A clause shall be included in the subdivision agreement stating that prior to assumption, the Owner shall provide evidence of compliance with all terms and conditions of the subdivision agreement and any other applicable agreement, at its sole cost and expense.	PLANNING LAW
DAPP	28.	Prior to any grading, servicing, tree removal, topsoil stripping, dumping or removal of fill, or altering the lands in any way, the Owner shall enter into the applicable grading/servicing agreement(s) with the Town. The Owner shall post all necessary securities and pay all necessary fees as required by the Town. The Owner shall obtain the necessary clearances for all other applicable draft plan conditions associated with grading, servicing or altering the lands in any way.	DEVELOPMENT, ENGINEERING DEVELOPMENT, LANDSCAPE
DAPP	29.	<p>1) Prior to any grading or site alteration, whichever occurs first, the Owner will be required to prepare a detailed Stormwater Management Report together with the necessary hydrology to ensure that the proposed stormwater facilities and associated infrastructure have been designed in accordance with the current Provincial 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 and TRCA.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall carry out, or cause to be carried out, the recommendations set out in the aforementioned report to the satisfaction of the Town.</p> <p>In this regard, the Owner shall be responsible to outlet all stormwater flows from the Plan to adequate and acceptable outlet(s), all to the satisfaction of the Town and TRCA.</p>	DEVELOPMENT, ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
DAPP	30.	A clause shall be included in the subdivision agreement stating that the Owner shall, prior to assumption, clean out the stormwater management pond(s) to which the lands drain to, on the subject lands, to the satisfaction of the Town of Caledon.	DEVELOPMENT, ENGINEERING
DAPP	31.	<ol style="list-style-type: none"> <li>1) Prior to any grading, the Owner shall submit an Erosion and Sedimentation Control Plan in conformance with the Greater Golden Horseshoe Area Conservation Authorities publication "Erosion and Sediment Control Guidelines for Urban Design".</li> <li>2) A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to be carried out, the recommendations set out in the aforementioned report to the satisfaction of the Town.</li> </ol>	DEVELOPMENT, ENGINEERING
DAPP	32.	A clause shall be included in the subdivision agreement stating that the Owner shall be required to dedicate to the Town, gratuitously and free and clear of all encumbrances, a road widening along the frontage of development lands adjacent to Walker Road West and Mountainview Road, sufficient in perpendicular width to result in a right-of-way width of 13 metres from the centreline of Walker Road West and Mountainview Road, to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	33.	<ol style="list-style-type: none"> <li>1) A clause shall be included in the Subdivision Agreement which requires that the Owner shall urbanize that section of Walker Road West adjacent to the development in accordance with current Town standards, all to the satisfaction of the Town.</li> <li>2) A clause shall be included within the subdivision agreement stating that the Owner shall not receive Development Charge credits from the Town for such urbanization unless credits are required to be provided in accordance with a future decision of the Ontario Municipal Board in respect of the outcome of the Owner's appeal of Town of Caledon Development Charge By-law No. 2014-054.</li> </ol>	DEVELOPMENT, ENGINEERING
DAPP	34.	Prior to any servicing, the Owner shall design Street 'A' and Street 'B' between Walker Road West and Street 'C' in accordance with the latest TAC geometric standards and guidelines.	DEVELOPMENT, ENGINEERING
DAPP	35.	Prior to any grading, the Owner shall prepare a Topsoil Management Report and Plan with the objective of minimizing excess soil generated from the site to the satisfaction of the Town. The Topsoil Management Plan shall detail the location, size, side slopes, stabilization methods and time period of storage of the topsoil stockpile all to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	36.	1) Prior to servicing, the Owner is required to prepare an	DEVELOPMENT,



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Environmental Noise and Vibration Analysis, to the satisfaction of the Town of Caledon.</p> <p>2) Prior to servicing, the Owner shall reimburse the Town for the cost of any necessary peer review of the above noted report.</p> <p>3) Clauses shall be included in the subdivision agreement stating that the Owner shall:</p> <p>a) Prior to transfer of land ownership, implement the noise attenuation and vibration control features and recommendations of the report, to the satisfaction of the Town. 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;</p> <p>b) Include required noise warning clauses in the Purchase and Sale Agreements, to the satisfaction of the Town;</p> <p>c) 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; and,</p> <p>4) A clause shall be included in the subdivision agreement which states that during the registration process of the Plan, a restriction shall be registered on title stating that the Town will not consent to any transfer of ownership of any residential lots or blocks (or parts thereof) until the noise attenuation and vibration control features and recommendations of the report have been installed to the Town's satisfaction.</p>	ENGINEERING
DAPP	37.	<p>1) Prior to any grading, a detailed Soils Investigation Report shall be prepared by a Geotechnical Engineer and submitted to the Town for review and approval.</p> <p>2) A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to be carried out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the Town.</p>	DEVELOPMENT, ENGINEERING
DAPP	38.	Prior to any servicing, the engineering and landscaping drawings must be approved and signed by the Town.	DEVELOPMENT, ENGINEERING
DAPP	39.	<p>1) Prior to servicing, the Owner shall prepare a Traffic Impact Study to address all traffic related issues to the satisfaction of the Town.</p> <p>2) Prior to servicing, the Owner shall reimburse the Town for the cost of any necessary peer review of the above noted report.</p> <p>3) A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to be carried</p>	DEVELOPMENT, ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		out, the recommendations set out in the aforementioned report to the satisfaction of the Town.	
DAPP	40.	<ol style="list-style-type: none"> <li>1) Prior to servicing, the Owner shall prepare a Parking Analysis for the entire plan to ensure that the plan is providing adequate parking in accordance with the current Town Development Standards, Policies and Guidelines.</li> <li>2) Prior to 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, traffic signage (including all regulatory, warning and information signs), street trees and pavement markings all to the satisfaction of the Town. The Owner is responsible for supplying and installing all traffic (including No Parking), pedestrian and bicycle control signs and markings where required by the Town.</li> </ol>	DEVELOPMENT, ENGINEERING
DAPP	41.	Prior to any servicing, the Owner shall design the municipal services within the Plan, including the storm drainage system, to sizes that will accommodate lands external to the Plan to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	42.	A clause shall be included in the subdivision agreement stating that the Owner shall secure any external easements necessary for the construction of municipal infrastructure.	DEVELOPMENT, ENGINEERING
DAPP	43.	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 by the Owner, if required, to prohibit dumping and trespassing.	DEVELOPMENT, ENGINEERING
DAPP	44.	<ol style="list-style-type: none"> <li>1) Prior to grading or site alteration, whichever occurs first, the Owner is required to submit a Ministry of Environment ("MOE") Record of Site Condition certifying that all lands (with the exception of 0.3 metre reserves being dedicated to the Town) being dedicated to the Town, meet all MOE standards, all to the satisfaction of the Town.</li> <li>2) A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to carry out, the recommendations set out in the aforementioned Record to the satisfaction of the Town.</li> </ol>	DEVELOPMENT, ENGINEERING DEVELOPMENT, LANDSCAPE
DAPP	45.	1) Prior to servicing, the Owner shall provide a design and associated details for chainlink fencing to be installed along the northern limit of the subdivision (on the proposed residential lots) to mitigate encroachment onto adjacent agricultural lands, to the satisfaction of the Town.	DEVELOPMENT, LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>2) Prior to registration, the Owner shall install the chainlink fencing, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the subdivision agreement stating that the chainlink fence installed pursuant to Condition 45(2) shall not be altered prior to assumption.</p>	
DAPP	46.	A clause shall be included in the grading, servicing and subdivision agreements stating that the park/open space blocks shall not be used for stock piling or storage of any construction materials, including topsoil.	DEVELOPMENT, LANDSCAPE
DAPP	47.	<p>1) Prior to registration, the Owner shall prepare a Pedestrian Linkages Plan, to the satisfaction of the Town.</p> <p>2) A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to be carried out, the implementation of the Pedestrian Linkages Plan, to the satisfaction of the Town.</p>	DEVELOPMENT, LANDSCAPE
DAPP	48.	<p>1) Prior to registration, the Owner shall retain a Certified Arborist who shall prepare a Hazard Tree Assessment and Monitoring Report, to the satisfaction of the Town, for all trees to be retained on residential lots.</p> <p>2) A clause shall be included in the subdivision agreement stating that the Owner shall retain the same Certified Arborist to carry out, or cause to carry out, in a timely manner, the recommendations set out in the Report to the satisfaction of the Town.</p>	DEVELOPMENT, LANDSCAPE
DAPP	49.	<p>1) Prior to registration, the Owner shall prepare an educational pamphlet, to the satisfaction of the Town, on the importance of infiltration galleries required on private properties for water balance as recommended in the approved Functional Servicing Report prepared by the Owner's engineer. The Owner shall include the pamphlet with all promotional and information packages used in the sales of units in the development.</p> <p>2) Clauses shall be included within the subdivision agreement requiring the Owner to:</p> <p>a) Include the pamphlet with all promotional and information packages used in the sales of units in the development; and,</p> <p>b) Require that infiltration galleries remain on the private lots as shown on the approved plans.</p>	DEVELOPMENT, ENGINEERING TRCA
DAPP	50.	Prior to registration, the Owner shall pay a one-time perpetual maintenance fee to the Town of \$5,000.00 for the gateway entry feature.	DEVELOPMENT, LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
DAPP	51.	<ol style="list-style-type: none"> <li>1) Prior to registration, if necessary, the Owner shall pay the Town cash-in-lieu of parkland dedication for the portion of parkland that is under dedicated from the required parkland for the subdivision. To determine the value of parkland dedication the Owner shall provide an AACI certified market appraisal for the development lands.</li> <li>2) Prior to registration, the Owner shall reimburse the Town for the cost of any necessary peer review of the above noted report.</li> </ol>	DEVELOPMENT, LANDSCAPE
DAPP	52.	<ol style="list-style-type: none"> <li>1) Prior to any grading, servicing or stripping of topsoil, whichever comes first, the Owner shall prepare a Tree Inventory Plan and Assessment Report that documents and inventories all existing trees within the Plan and provides an assessment of significant trees to be preserved together with the proposed methods of tree preservation, remedial/compensation planting and removal of invasive species.</li> <li>2) A clause shall be included in the grading and servicing agreements stating that the Owner shall provide Arborist certification confirming that the Tree Inventory Plan and Assessment Report has been adhered to for tree removal and preservation prior to registration.</li> <li>3) A clause shall be included in the subdivision agreement stating that the Owner shall undertake the measures identified in the approved Tree Inventory Plan and Assessment Report to the satisfaction of the Town.</li> <li>4) Prior to assumption, a second certification will be required confirming that the requirements and recommendations of the Tree Inventory Plan and Assessment Report have been achieved.</li> </ol>	DEVELOPMENT, LANDSCAPE
DAPP	53.	<ol style="list-style-type: none"> <li>1) The Owner shall include the following warning clauses in a Schedule to all Purchase and Sale, or Lease Agreements for all lots/blocks in the Plan: <ul style="list-style-type: none"> <li>• "Purchasers and/or tenants are advised that agricultural uses exist in the area."</li> <li>• "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, Development Approval and Planning Policy Department."</li> <li>• "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Town lot grading criteria in certain areas to</li> </ul> </li> </ol>	DEVELOPMENT, LANDSCAPE DEVELOPMENT, PLANNING DEVELOPMENT, ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>facilitate preservation of existing vegetation and to maintain existing adjacent topographic conditions.”;</p> <ul style="list-style-type: none"> <li>• “Purchasers and/or tenants are advised that Town owned open spaces, buffers, 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 ploughed snow are not permitted on these lands.”;</li> <li>• “Purchasers and/or tenants are advised that fencing along the lines of lots and/or blocks abutting Town owned 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. Upon assumption of the subdivision by the Town, the maintenance of the fencing and barriers shall be the sole responsibility of the lot owner.”;</li> <li>• “Purchasers and/or tenants are advised that chainlink fencing is required along the rear property lines for residential lots that are adjacent to agricultural lands (Lots 18 to 27 on Draft Approved Plan 21T-13003C). All fencing materials, including foundations, shall be constructed entirely on private lands as shown on the approved construction drawings. To view the approved drawings, please contact the Town of Caledon, Development Approval and Planning Policy Department.</li> </ul> <p>Upon assumption of the subdivision by the Town, the maintenance of the chainlink fencing shall be the sole responsibility of the lot owner. Any fence installed in place of the chainlink fence shall meet Town of Caledon By-laws and shall be the sole responsibility of the purchaser to maintain.”</p> <ul style="list-style-type: none"> <li>• “Purchasers and/or tenants are advised that street tree planting is a requirement of the subdivision agreement and trees are planted on the public boulevard (between the back of street curb and sidewalk) with the exception of the collector roads where there is a double row on each side of the road, one row is planted in the public boulevard and the second row is planted on the private residential property in accordance with an approved street tree planting plan. The Town of Caledon will not accept requests for changes to tree species types or the elimination of a street tree. Utility locations, setbacks and driveway locations may cause some residential lots</li> </ul>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>to not receive a street tree. Please refer to the Sales Office Plan and confirm with the Town of Caledon on the planned location and types of street trees.”;</p> <ul style="list-style-type: none"> <li>• “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.”</li> <li>• “Purchasers and/or tenants are advised that wider than standard width sidewalks may be implemented in front of the property. Please refer to the Sales Office Plan and confirm with the Town of Caledon the sidewalk widths.”; and,</li> <li>• “Purchasers and/or tenants shall both refer to the Sales Office Plan and confirm with the Town of Caledon on final locations of street trees, sidewalks, infrastructure and utilities that may be located on or adjacent to the property being purchased or leased.”</li> </ul> <p>2) A clause shall be included in the subdivision agreement stating that the Owner shall include in all agreements of purchase and sale, a warning clause alerting the prospective home purchasers or the existence of any potential incompatible uses or features on adjacent lands (i.e., noxious use, commercial/industrial uses, berms, noise walls, stormwater management facilities, etc.), in wording to the satisfaction of the Town.</p> <p>3) A clause shall be included in the subdivision agreement stating that the Owner shall include all above-noted warning clauses in all agreements of Purchase and Sale and Lease Agreements.</p>	
DAPP	54.	<p>1) Prior to grading, a conceptual streetscape plan for landscaping shall be submitted to the satisfaction of the Town, to facilitate the completion of the servicing plans.</p> <p>2) Prior to servicing, the Owner shall submit detailed Landscape Construction Drawings prepared by a Landscape Architect for the development, to the satisfaction of the Town. The Landscape Construction Drawings shall address, but not be limited to, landscaping in and around stormwater management block(s), gateway feature, entry feature, open space blocks, streetscaping within the subdivision and including the frontage of both Walker Road West and Mountainview Road that will be constructed by the Owner, noise attenuation blocks, buffer treatment along the interface between the lots and open space lands, compensation planting for vegetation removal, trail design and fencing for the delineation between Town and private owned lands, all to the satisfaction of the Town. The Landscape Construction</p>	DEVELOPMENT, LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Drawings shall be completed in accordance with the Town of Caledon Official Plan which includes the Caledon East Secondary Plan, The Recreation and Parks Masterplan and the Caledon East Design, Streetscape and Architectural Guidelines and the most current version of the Town of Caledon Development Standards, Policies and Guidelines.</p> <p>3) A clause shall be included within the subdivision agreement stating that the Owner shall implement the approved Landscape Construction Drawings, to the satisfaction of the Town.</p> <p>4) A clause shall be included within the subdivision agreement stating that the Owner shall not receive Development Charge credits from the Town for such streetscaping unless credits are required to be provided in accordance with a future decision of the Ontario Municipal Board in respect of the outcome of the Owner's appeal of Town of Caledon Development Charge By-law No. 2014-054.</p>	
DAPP	55.	<p>1) Prior to servicing, the Owner shall have detailed Park Construction Drawings prepared by a Landscape Architect, to the satisfaction of the Town. 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 an Engineer. No utility boxes or easements will be permitted within the park block or along any street frontage of a park block.</p> <p>2) The Park shall be designed using a dragonfly theme and is to include educational signage to educate residents on the rare habitat of the dragonfly located in the subdivision and how they can assist in being stewards to habitat preservation.</p> <p>3) A clause shall be included in the subdivision agreement stating that the Owner shall implement the base park conditions which includes, grading the park to the final grades, placing engineered fill under all hard surface and built structure areas, placement of 300mm of topsoil to fine grade, implementation of low impact development features, implementation of site services (water, hydro and sanitary services) to the property line and install culverts and catchbasins, seeding and sodding in the park, to the satisfaction of the Town without any reimbursement by means of development charge credits.</p> <p>4) A clause shall be included in the subdivision agreement stating that the Owner, upon completion for the construction of the base park conditions, shall fence the park block with page wire fencing to protect it from further construction</p>	DEVELOPMENT, LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		encroachment.  5) A clause shall be included in the subdivision agreement stating that the Owner shall provide to the Town, upon implementation of the base park conditions, an engineering certification and as-built survey in AutoCAD format confirming the final site grading, engineered fill and servicing, to the satisfaction of the Town.	
DAPP	56.	During grading or any site alteration and prior to servicing, the Owner shall remove all existing built structures, including foundations and footings, from the park block and submit both engineering and geotechnical certifications that the park is free and clear of structures and replaced with clean engineered fill, all to the satisfaction of the Town.	DEVELOPMENT, LANDSCAPE
DAPP	57.	1) Prior to servicing, the Owner shall prepare an Environmental Management/Restoration Plan by a certified ecologist which addresses habitat enhancement and restoration of the northern hedgerow, as recommended by the Natural Heritage Evaluation, to the satisfaction of the Town. To this end, those recommendations for planting types and locations as identified in the Natural Heritage Evaluation are to be included within the plan.  2) A clause shall be included within the subdivision agreement stating that the Owner shall implement the approved Environmental Management/Restoration Plan prior to registration, to the satisfaction of the Town.	DEVELOPMENT, LANDSCAPE
DAPP	58.	Prior to registration, a report will be brought forward to Council recommending approval of the Urban Design Report, prepared by RN Design Inc. dated July 28, 2015, as may be amended to the satisfaction of the Town, being supplementary to the Caledon East Community Design an Architectural Guidelines and the Caledon East Streetscape Study Addendum, if required.	DEVELOPMENT, URBAN DESIGN
DAPP	59.	Prior to approval of the Zoning By-law, the Owner shall complete: a. Scaled renderings and elevation drawings illustrating/demonstrating the views and massing from the existing heritage dwelling (located at 89 Walker Road West) to the housing on the proposed lot(s) on the north-east corner of Street 'B' and Walker Road West (in front of the heritage dwelling); b. Scaled rendering of a streetscape view along Street 'B' from the existing heritage dwelling to Walker Road West demonstrating the proposed development (including grading and housing design) in relation to the heritage dwelling; and, c. Scaled Site Layout Drawings illustrating minimum/maximum Zoning By-law requirements for each of the proposed housing types, all to the satisfaction of the Town.	DEVELOPMENT, URBAN DESIGN  POLICY AND SUSTAINABILITY, HERITAGE
DAPP	60.	Clauses shall be included in the subdivision agreement requiring that:	DEVELOPMENT, URBAN DESIGN



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li>a) All landscape and streetscape features are to be implemented in conformance with the approved Caledon East Community Design and Architectural Guidelines, Caledon East Streetscape Study Addendum, Urban Design Report and Streetscape Drawings;</li> <li>b) That all building permits are subject to Architectural Control, in accordance with the approved Caledon East Community Design and Architectural Guidelines and Urban Design Report; and,</li> <li>c) That prior to submission, Building Permits are to be reviewed and approved by the Town's Control Architect.</li> </ul>	
DAPP TRCA	61.	<ul style="list-style-type: none"> <li>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 TRCA, the following: <ul style="list-style-type: none"> <li>a) Evidence from the Ministry of Natural Resources which identifies any permits and/or other authorizations required under Ontario's Endangered Species Act, 2007 ("ESA") and its prescribed regulations;</li> <li>b) Evidence from Fisheries and Oceans Canada (DFO) which identifies any permits and/or authorizations required; and,</li> <li>c) Evidence of the proposed measures both on-site and off-site, or any combination thereof, to meet all requirements under the ESA and its prescribed regulations, if required.</li> </ul> </li> <li>2) A clause shall be included in all agreements stating that the Owner shall attain all necessary approvals and permissions from the Ministry of Natural Resources 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.</li> <li>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.</li> </ul>	DEVELOPMENT, PLANNING  TRCA
REGION OF PEEL	62.	The Developer will be required to enter into a Subdivision Agreement with the local Municipality and the Region for the construction of municipal sewer, water, and Regional roads associated with the lands. These services will be in accordance with the latest Region standards and requirements.	REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	63.	The Developer acknowledges that by proceeding with the construction of internal works in advance of external works to service the development, the Developer is doing so completely at his own risk.	REGION OF PEEL
REGION OF PEEL	64.	Prior to final acceptance, the applicant's engineer is required to submit to the Region of Peel, Public Works Department, all Engineering Drawings in Micro-Station Format as set out in the latest version of the Region of Peel "Development Procedure Manual".	REGION OF PEEL
REGION OF PEEL	65.	The Developer is required to pay the Region's costs for updating its electronic "as constructed" information for the infrastructure installed by the Developer. The cost will be based on a "per kilometre" basis for combined watermains and sanitary sewers installed as per Regional User Fee By-law.	REGION OF PEEL
REGION OF PEEL	66.	A suitable amount will be held back by the Region on the Letter of Credit until the "as-constructed" drawings for the development have been received as laid out in the current Development Procedure Manual.	REGION OF PEEL
REGION OF PEEL	67.	A suitable amount will be held back on the Letter of Credit to cover the costs of services completed by the Region that are covered under time and material basis as noted in the Region's current Development Procedure Manual. The holdback amount will be up to \$15,000.00 for each occurrence.	REGION OF PEEL
REGION OF PEEL	68.	The Developer will be required to maintain adequate chlorine residuals in the watermains within the subdivision, from the time the watermains are connected to the municipal system until such time as the Region issues final acceptance. In order to maintain adequate chlorine residuals, the Developer will be required to either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff will conduct the monitoring and testing for chlorine residual. The costs associated with the monitoring and flushing will be the responsibility of the Developer as per Regional User Fee By-law.	REGION OF PEEL
REGION OF PEEL	69.	The applicant's engineer is required to submit to the Region of Peel, Public Works Department, ties to all main line valves prior to preliminary acceptance.	REGION OF PEEL
REGION OF PEEL	70.	The applicant's engineer is required to submit to the Region of Peel, Public Works Department, ties to all individual water service boxes prior to final acceptance.	REGION OF PEEL
REGION OF PEEL	71.	The Developer acknowledges that the Region may require the Developer to construct sampling hydrant (at the Developer's cost) within the proposed Plan. Location and the requirement for	REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		sampling hydrant will be determined at the engineering review stage.	
REGION OF PEEL	72.	Prior to the issuance of building permits for all lots and blocks, satisfactory arrangements must be made with the Regional Municipality of Peel with regard to water service applications and payments of the required connection charges. The Region will not accept payment for building permits until fire protection for the development is available and all securities for the development are in place.	REGION OF PEEL
REGION OF PEEL	73.	The Developer acknowledges and agrees that neither the Developer nor any Builder will apply for Building Permit of any lots or blocks in the development until the Region of Peel, Public Works Department, has given written notice to the Town and the Developer that the Caledon East Pumping Station Expansion is completed and available to service the development.	REGION OF PEEL
REGION OF PEEL	74.	The Developer acknowledges and agrees that a restriction on transfer or charge for all lots and blocks within the Plan of Subdivision, save and except those to be conveyed to the Town and/or Region, shall be registered on title to the said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until the Caledon East Pumping Station upgrades to service this development have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in relation to said restriction on title.	REGION OF PEEL
REGION OF PEEL	75.	The applicant's engineer is required to submit to the Region, Public Works Department, linear ties to sanitary sewer services either at the "Y" connection for double services or at the property line for single services prior to preliminary acceptance and swing ties to the building prior to final acceptance.	REGION OF PEEL
REGION OF PEEL	76.	The following clause is required in the Subdivision Agreement: "An amount shall be held in the Letter of Credit until final acceptance of the subdivision by the Municipality to serve as protection for the private wells in the zone of influence of the subdivision plan. The 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 developer will provide temporary water supply to the residents upon notice by the Region and it will 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 developer will engage the services of a recognized hydrogeologist	REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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."	
REGION OF PEEL	77.	<p>The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:</p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i. Bacteriological Analysis - Total coliform and E-coli counts</li> <li>ii. Chemical Analysis - Nitrate Test</li> <li>iii. Water level measurement below existing grade</li> </ul> </li> <li>b) In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.</li> <li>c) Well monitoring shall continue during construction and an interim report shall be submitted to the Region of Peel for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region of Peel prior to final acceptance</li> </ul>	REGION OF PEEL
REGION OF PEEL	78.	The Developer shall grant/obtain (at no cost to the Region) all necessary easements for Regional infrastructures, as may be required by the Region to service proposed development and/or external lands.	REGION OF PEEL
REGION OF PEEL	79.	All streets shall be named to the satisfaction of the Town of Caledon and the Region of Peel. In this regard, proposed street names must be submitted as soon as possible after draft approval has been granted so that finalization of the plan is not unduly delayed.	REGION OF PEEL
REGION OF PEEL	80.	Prior to final approval by the Town of Caledon, a copy of the proposed final plan must be forwarded to the Region of Peel.	REGION OF PEEL
REGION OF PEEL	81.	<p>Prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following must be forwarded to Alison Docherty at the Region's Legal Services Division:</p> <ul style="list-style-type: none"> <li>a) A copy of the final M-plan;</li> <li>b) A copy of the final R-plans; and,</li> </ul>	REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		c) The documents required as per Schedules of the Subdivision Agreement.	
TRCA	82.	<p>That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:</p> <ul style="list-style-type: none"> <li>a) A detailed engineering report (e.g. Stormwater Management and Functional Servicing Report) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related TRCA requirements. This report shall include, but is not limited to: <ul style="list-style-type: none"> <li>i. Plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.</li> <li>ii. Appropriate stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems.</li> <li>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 current erosion control criteria, and Erosion and Sediment Control (ESC) Guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.</li> <li>iv. Location and description of all outlets and other facilities, 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 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.</li> <li>v. Mapping of proposed stormwater management measures, with consideration of existing vegetation to be disturbed, grade differentials and grading required.</li> <li>vi. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA. The design of LID measures shall be in conformance with the design guidance provided in TRCA's LID SWM Planning and</li> </ul> </li> </ul>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Design Manual.</p> <p>vii. Stormwater management facility and outlet design details.</p> <p>viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and, the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.</p> <p>ix. That pre-development drainage patterns are being preserved, post-development. Diversion of flow between sub-watersheds shall not be permitted beyond that which has been identified in the approved MESP. An impact mitigation report shall be provided to minimize the potential impacts of the flow diversion on the natural systems on the subject property, in addition to any broader impacts upon the watersheds.</p> <p>x. Detailed design of all proposed infiltration and low-impact development measures that are to be employed, demonstrating that TRCA's requirements, which include but are not limited to quality and quantity requirements, have been satisfied.</p> <p>b) 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 and the Town of Caledon.</p> <p>c) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers.</p> <p>d) A hydrogeologic assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted, unless it can be demonstrated to the satisfaction of the TRCA that there would be no negative impacts resulting from the dewatering. The need for liners associated with the stormwater management system shall be assessed, and suitable liners shall be provided where necessary. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>e) Information detailing all anticipated temporary dewatering that may be required during the construction phase, 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.</p> <p>f) Overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that:</p> <ul style="list-style-type: none"> <li>i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;</li> <li>ii. Demonstrate how post-development conditions will retain as a target minimum of the first 5 mm target of rainfall over the entire site to the satisfaction of the TRCA;</li> <li>iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;</li> <li>iv. Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.</li> </ul> <p>g) An overall monitoring plan:</p> <ul style="list-style-type: none"> <li>i. For the LID measures that identifies the monitoring activities and responsibilities for 2 years once the facilities are operational;</li> <li>ii. For the Restoration/Planting Plan areas within MVPZ areas that identifies the monitoring activities and responsibilities for 3 years once the area is planted.</li> </ul> <p>h) If applicable, a detailed Pedestrian Trail Plan that conforms to the TRCA and Town of Caledon trail and planting guidelines and standards. The Plan must include limits of grading and mitigation measures for any encroachments into the environmental buffer. Any encroachments into the environmental buffer must be approved by the TRCA and Town of Caledon.</p> <p>i) Evidence from the Ministry of Natural Resources, and from Fisheries and Oceans Canada, which identifies any permits and/or other authorizations required under Ontario's Endangered Species Act, 2007 ("ESA") and its prescribed regulations; and,</p> <p>j) Evidence of the proposed measures both on-site and off-site, or any combination thereof, to meet all requirements under the ESA and its prescribed regulations, if required.</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>k) That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.</p> <p>l) That the size and location of Stormwater Management Blocks, including any outlets and outfalls, and any stormwater management infrastructure utilized for quantity, quality and erosion control, be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.</p> <p>m) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. 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.</p> <p>n) That a Restoration/Planting Plan be provided to the satisfaction of the TRCA for all environmental buffer lands and MVPZ, or other associated lots and blocks within the Plan.</p>	
TRCA	83.	<p>That the owner agree in the subdivision agreement, in wording acceptable to the TRCA:</p> <p>a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.</p> <p>b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.</p> <p>c) To design and implement on-site erosion and sediment control in accordance with current TRCA guidelines and standards.</p> <p>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.</p> <p>e) To design and implement a Restoration/Planting Plan for all environmental buffers and MVPZ in accordance with current TRCA guidelines and standards.</p> <p>f) To obtain all necessary permits pursuant to Ontario</p>	TRCA



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Regulation 166/06 from the TRCA, in addition to all permits and approvals from Fisheries and Oceans Canada, and the Ministry of Natural Resources.</p> <ul style="list-style-type: none"> <li>g) To erect a permanent fence to the satisfaction of the TRCA on the property line of all lots and blocks adjacent to significant natural features, including but not necessarily limited to Blocks 189 and 190, prior to occupancy of the units;</li> <li>h) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.</li> <li>i) To design a monitoring protocol and provide the requisite funding, obtain approvals, monitor and maintain the site level water balance measures on the site (including LIDs) for the long-term monitoring of this system for 2 years once the facilities are operational, to the satisfaction of the Town of Caledon and TRCA.</li> <li>j) To design a monitoring protocol and provide the requisite funding, obtain approval, monitor and maintain the proposed Restoration/Planting Plan areas within the environmental buffers and MVPZ areas for a minimum of 3 years, to the satisfaction of the Town of Caledon and TRCA.</li> <li>k) To provide for the warning clauses and information identified in TRCA's conditions.</li> <li>l) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.</li> <li>m) 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.</li> <li>n) To carry out, or cause to be carried out, to the extent possible, the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures and LID measures) prior to assumption of the subdivision by the Town of Caledon. And, to include appropriate clauses in all Agreements of Purchase and Sale, for lots or blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.</li> </ul>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>o) To gratuitously dedicate all Open Space and EPA blocks (including but not limited to Blocks 189 and 190) to the TRCA, in a condition that is satisfactory to the TRCA. The owner may pursue dedication of these lands to the TRCA through the Eco Gift program, or similar, as applicable.</p> <p>p) That all community information maps and promotional sales materials for lots or blocks adjacent to the environmental protection areas and associated buffers, and MVPZ clearly identify the presence of these features, identify limitations to permitted uses within these areas and restrictions to access.</p> <p>q) That all community information maps and promotional sales material clearly identify the presence of LID features (e.g. bioswales) within the rear and side yards of each lot, and identify limitations to permitted uses within these areas.</p> <p>r) That prior to a request for registration of any phase of this subdivision – should this not occur within 10 years of draft approval of this plan – that the Owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the Owner update any studies, as required, to reflect current day requirements.</p>	
TRCA	84.	<p>An assessment of the impact to hydrologic changes to significant features as a result of the proposed development shall be provided. The assessment shall include the following components:</p> <p>a) Define all pre-development and post development drainage areas for all catchments which are to be modified in which significant natural features have been identified,</p> <p>b) Run an event based model for a series of minor events (i.e. 25mm, 2 Year, 5 Year), and assess the model results associated with the pre development and post development models (peak flow, volume, Time to Peak), and quantify the changes from a hydrological perspective.</p> <p>c) The owner's ecological consultant shall assess the results of the proposed drainage plan and the hydrology model, and evaluate the sensitivity of the natural features against the potential impacts of the proposed plan.</p> <p>d) Should the owners ecologist identify potential adverse impacts be identified, a feature based water balance (FBWB) based on continuous surface water modeling will be required for all impacted features.</p> <p>All to the satisfaction of the TRCA.</p>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TRCA	85.	<p>If required by Condition 84(d), detailed feature-based water balance reports that will identify measures that will be implemented to: mimic the pre-development surface and groundwater water balance to the greatest possible extent; maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features - including but not necessarily limited to wetlands, watercourses, woodlands; mitigate against any potential on-site or downstream erosion associated with the stormwater management system; maintain baseflow contributions at pre-development levels, duration and frequency, to the extent possible to downstream watercourses to the satisfaction of TRCA staff. This study must provide detailed design of the system(s), and implementation information and measures.</p> <p>This FBWB shall include an assessment of potential impacts, and develop a mitigation plan for construction and post construction periods which adequately addresses any potential impacts to the features that may result from a change in flows. Furthermore the mitigation plan will ensure that uncontrolled flows do not exit the site.</p>	TRCA
TRCA	86.	<p>That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots or blocks adjacent to environmental protection area and associated buffer blocks (including but not necessarily limited to Blocks 189 and 190), which identifies the following:</p> <p>"That a natural environmental protection block is being provided adjacent to the subject property. These blocks are considered to be part of the publically owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates is prohibited."</p>	TRCA
TRCA	87.	<p>That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for private lots or blocks on which infiltration related rear yard swales and catch basins are located which identifies the following:</p> <p>"That stormwater management infrastructure is located on the subject property, which forms an integral part of the stormwater management infrastructure for the community. It is the Owner's responsibility to clean this system and to ensure that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in</p>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		their original form."	
TRCA	88.	That the implementing zoning by-law recognize all natural heritage features and areas and their associated buffers in a suitable environmental protection zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of the TRCA.	TRCA
PEEL DISTRICT SCHOOL BOARD	89.	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 and the School Board(s) for this plan.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	90.	The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	91.	The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the Subdivision Agreement:  "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
DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD	92.	A clause shall be included in the servicing and/or subdivision agreement stating that the Owner shall erect and maintain information signs at all major entrances to the proposed development advising the following:  "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
DUFFERIN PEEL CATHOLIC DISTRICT	93.	A clause shall be included in the servicing and/or subdivision agreement stating that the Owner shall include the following	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
SCHOOL BOARD		<p>warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed:</p> <p>a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."</p> <p>b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</p>	BOARD
ENBRIDGE GAS	94.	The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing <a href="mailto:SalesArea20@enbridge.com">SalesArea20@enbridge.com</a> for 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	95.	If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.	ENBRIDGE GAS
ENBRIDGE GAS	96.	In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.	ENBRIDGE GAS
ENBRIDGE GAS	97.	In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact <a href="mailto:SalesArea20@enbridge.com">SalesArea20@enbridge.com</a> .	ENBRIDGE GAS
ENBRIDGE GAS	98.	The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.	ENBRIDGE GAS
CANADA POST	99.	The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CANADA POST
CANADA POST	100.	The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of	CANADA POST

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		the sales office in 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	101.	The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.	CANADA POST
CANADA POST	102.	The Owner agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: a) A Community Mailbox concrete base pad per Canada Post specifications. b) Any required walkway across the boulevard, as per municipal standards. c) Any required curb depressions for wheelchair access.	CANADA POST
CANADA POST	103.	The Owner agrees to define, provide and maintain a suitable and safe temporary Community Mailbox location(s) to be "fit up" prior to first occupancy. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied.	CANADA POST
BELL CANADA	104.	The Owner shall agree in the agreement to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.	BELL CANADA
BELL CANADA	105.	Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.	BELL CANADA
SUMMARY CONDITIONS	106.	Prior to signing the final plan the Town's Director of Development Approval & Planning Policy 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
	107.	<b>Town of Caledon</b> that Conditions 1 through 61, inclusive has	TOWN OF

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		been satisfied.	CALEDON
	108.	<b>Region of Peel</b> that Conditions 62 through 81, inclusive has been satisfied.	REGION OF PEEL
	109.	<b>Toronto &amp; Region Conservation Authority</b> that Conditions 7, 49, 61, 82 through 88, inclusive have been satisfied.	TRCA
	110.	<b>Peel District School Board</b> that Conditions 89 through 91 has been satisfied.	PEEL DISTRICT SCHOOL BOARD
	111.	<b>Dufferin-Peel Catholic District School Board</b> that Conditions 92 and 93, inclusive has been satisfied.	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
	112.	<b>Enbridge Gas</b> that Conditions 94 through 98 has been satisfied.	ENBRIDGE GAS
	113.	<b>Canada Post</b> that Conditions 99 through 103, inclusive has been satisfied.	CANADA POST
	114.	<b>Bell Canada</b> that Conditions 104 and 105, inclusive has been satisfied.	BELL CANADA

NOTES: THE OWNER IS HEREBY ADVISED	1.	That no work occurs on the site until the Owner has entered into a Subdivision Agreement with the Town. Servicing may occur in accordance with the Town's servicing policy and upon entering into a servicing agreement with the Town.	
	2.	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.	
	3.	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.	
	4.	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).	
	5.	The Owner is hereby advised that all building permits are subject to Architectural Control. The Town of Caledon requires that prior to submission, Building Permits are to be reviewed and approved by the Town's Control Architect.	



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

Attn: Wayne Koethe  
Public Works, Development Services  
Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario L6T 4B9  
Tel: 905-791-7800  
Email: Wayne.Koethe@peelregion.ca

Attn: David Dundas  
Manager, Planning and Enrolment  
Peel District School Board  
5650 Hurontario Street  
Mississauga, Ontario L5R 1C6  
Tel: 905-890-1010 x. 2221  
Email: dave.dundas@peelsb.com

Attn: Stephanie Cox  
Manager of Planning and Development  
Dufferin-Peel Catholic District School Board  
40 Matheson Blvd West  
Mississauga, Ontario L5R 1C5  
Tel: 905-890-1221  
Email: stephanie.cox@dpcdsb.org

Attn: Christopher Fearon  
Delivery Planning  
Metro Toronto Region  
200-5210 Bradco Boulevard  
Mississauga, ON L4W 1G7  
Tel: 905-206-1247  
Email: Christopher.fearon@canadapost.ca

Attn: Christopher Watts  
Archaeology Review Officer  
Cultural Programs Unit  
Programs & Services Branch  
Ministry of Tourism, Culture & Sport  
400 University Ave., 4<sup>th</sup> Floor  
Toronto, Ontario M7A 2R9  
Tel: 416-212-5107  
Email: christopher.watts@ontario.ca

Attn: Jim Arnott  
Enbridge Gas Distribution Inc.  
Planning/Asset Management  
4<sup>th</sup> Floor, P.O. Box 650  
Scarborough, Ontario M1K 5E3  
Tel: 416-758-4374  
Email: jim.arnott@enbridge.com

Attn: Quentin Hanchard  
Toronto and Region Conservation Authority  
5 Shoreham Drive  
Downsview, Ontario M3N 1S4  
Tel: 416-661-6600  
Email: QHanchard@trca.on.ca

[illegible]