

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



**ISSUE DATE:** December 24, 2015

**CASE NO(S):** PL140631

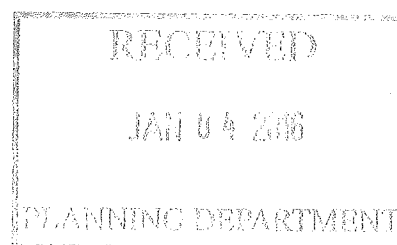
**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Riteland Development Corporation
Existing Zoning:	Rural (AZ) Zone
Proposed Zoning:	Estate Residential (RE) Zone
Purpose:	To permit the development of 28 estate residential lots by way of plan of subdivision
Property Address/Description:	Part of Lot 20 Concession 10
Municipality:	Town of Caledon
Municipal File No.:	RZ 98-07
OMB Case No.:	PL140631
OMB File No.:	PL140631
OMB Case Name:	Riteland Development Corporation v. Caledon (Town)

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

Applicant and Appellant:	Riteland Development Corporation
Subject:	Proposed Plan of Subdivision - Failure of the Town of Caledon to make a decision
Purpose:	To permit a plan of subdivision
Property Address/Description:	Part of Lot 20 Concession 10
Municipality:	Town of Caledon
Municipal File No.:	21-98001C
OMB Case No.:	PL140631
OMB File No.:	PL140632

**Heard:** December 7, 2015 in Caledon, Ontario



**APPEARANCES:**

<b><u>Parties</u></b>	<b><u>Counsel</u></b>
Riteland Development Corporation ("Applicant")	J. Alati
Town of Caledon ("Town")	J. Bang
Toronto and Region Conservation Authority ("TRCA")	J. Wigley
Andrew Ignatieff Douglas Shrigley Christina Alicia Gordon Daniel Wayne Glassco Briony Glassco Rufus B. Glassco Barry Stuart (collectively "Glassco Group")	P. Harrington

**MEMORANDUM OF ORAL DECISION DELIVERED BY BLAIR S. TAYLOR ON  
DECEMBER 7, 2015 AND ORDER OF THE BOARD**

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**INTRODUCTION**

[1] The Applicant submitted a development proposal to the Town in 1998, seeking approval for a draft plan of subdivision and a zoning by-law amendment for lands it owned known municipally as 15877 Mount Wolfe Road ("Subject Lands"). It is noted that the development proposal postdates the 1997 Provincial Policy Statement ("PPS"), but predates the *Places to Grow Act* (2006), the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Lake Simcoe Protection Plan (2009). The development proposal was appealed to the Board in 2014.

[2] The Subject Lands are presently vacant and have an area of about 56.2 hectares ("ha"), with frontage onto Mount Wolfe Road. There are two existing woodlands, and three wetland areas.

[3] The Subject Lands are located at the eastern extremity of the Region of Peel, in the Palgrave Estate Residential Community, and abut King Township to the East.

[4] There is an existing residential area located south west of the Subject Lands, and aside from that, the Subject Lands may be generally described as being in a rural area.

[5] The Subject Lands are designated Palgrave Estates Residential Community which is a component of Countryside Area in the Oak Ridges Moraine Conservation Plan, similarly designated in the Region of Peel's Official Plan which allows estate residences as a permitted use in the Palgrave Estates Residential Community, and finally designated Policy Area 2 in the Town Official Plan, which designation as Policy Area 2 allows for estate residential development at lower densities and higher minimum net lot sizes than Policy Area 1.

[6] The draft plan of subdivision proposes the creation of some 28 lots, with lot frontages ranging from 21 metres ("m") to over 100 m, and lot areas ranging from 0.45 ha to 1.8 ha. The woodland and wetland areas will be conveyed to the TRCA, constituting about 39 ha or 69% of the Subject Lands.

[7] Originally, this matter was set down for a three-week hearing.

[8] In the lead up to the hearing, the parties were able to settle their issues, such that Minutes of Settlement were entered into and presented to the Board as Exhibits 1 and 2.

[9] The Board was advised that all commenting agencies have signed off.

[10] At the hearing, there were no parties or participants who presented evidence opposed to the settlement. The Board heard the uncontroverted expert land use planning evidence of the Applicant's land use planner.

[11] The Board considered the PPS 2014, the Provincial Interests set out in s. 2 of the *Planning Act*, the evidence of the land use planner, and the submissions of counsel and gave an oral decision approving the proposed Zoning By-law Amendment, granting draft plan approval to the draft plan of subdivision, and granting approval of the recommended conditions of draft plan approval, including a condition making the Town responsible for the final approval of the draft plan for the reasons set out below.

## HEARING

[12] This matter was originally set down for a three-week hearing.

[13] In the lead up to the hearing, the parties were able to settle the outstanding issues, and entered into Minutes of Settlement which have been filed with the Board.

[14] Based on the uncontroverted expert land use planning evidence of the Applicant's planner, the Board has determined that the development proposal is consistent with the PPS, satisfies the Provincial Interests, conforms to the Oak Ridges Moraine Conservation Plan transition provisions, conforms to the Region of Peel Official Plan, and conforms to the Town's Official Plan of which the latter two documents specifically permit estate residential on the Subject Lands.

[15] Thus the Board grants draft plan approval to the draft plan of subdivision dated November 17, 2015, for the Subject Lands; approves the conditions of draft plan approval (to be amended to reference the November 17, 2015 draft plan, correct a typo in condition 88, and insert the date of the Board's oral decision), including the requirement that the Town be responsible for the final approval of the plan, and approves the Zoning By-law Amendment, all of which may be found in Exhibit 8.

[16] The Board wishes to recognize the efforts of the parties and their counsel in being able to resolve this matter without the necessity and expense of a three-week hearing.

[17] The Board's Final Order is attached herewith as Attachment 1, and includes the draft plan of subdivision, the conditions of draft plan of subdivision approval, and the approved zoning by-law amendment.

[18] The Board, scheduling permitting, may be spoken to with regard to matters arising from the implementation of the Board's Final Order.

*"Blair S. Taylor"*

BLAIR S. TAYLOR  
MEMBER

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

OMB Case No. PL140631

**ONTARIO MUNICIPAL BOARD**  
*Commission des affaires municipales de l'Ontario*

IN THE MATTER OF subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Riteland Development Corporation  
Subject: Amendment of Zoning By-Law No. 2006-50  
Municipality: Town of Caledon  
Municipal File No.: RZ 98-07  
OMB Case No.: PL140631  
OMB File No.: PL140631  
OMB Case Name: Riteland Development Corporation v. Caledon (Town)

IN THE MATTER OF subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Riteland Development Corporation  
Subject: Proposed Plan of Subdivision  
Municipality: Town of Caledon  
Municipal File No.: 21T-98001C  
OMB Case No.: PL140631  
OMB File No.: PL140632

## FINAL BOARD ORDER

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B E F O R E:

BLAIR S. TAYLOR  
MEMBER

) Thursday, the 24<sup>th</sup> day of  
)  
) December, 2015

WHEREAS the Appellant owns lands legally described as PIN 14332-0015 (LT) being Part Lot 20, Concession 10 (Albion), being Part 1 on Plan 43R-20210; Town of Caledon; Regional Municipality of Peel; and municipally known as 15877 Mount Wolfe Road, Caledon, Ontario ("Property");

AND WHEREAS in February 1998, the Appellant filed applications for a draft plan of subdivision (21T-98-001C) and zoning by-law amendment (RZ 98-07) in respect of the Property (collectively, the "Applications");

AND WHEREAS on June 9, 2014, pursuant to subsections 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 ("Board") on the basis that Council for the Town had neglected to make a decision on the Applications ("the Appeals");

AND WHEREAS during the fall of 2015, the Parties collaboratively worked together and attended at various experts meetings and other without prejudice meetings to resolve the Appeals;

AND WHEREAS based on the above noted meetings, the Appellant submitted revised Applications to address the concerns raised by the Town, TRCA and Glassco Group, and the Town, TRCA and relevant approval agencies prepared conditions of approval of draft plan of subdivision;

AND WHEREAS on November 24, 2015, the Parties reached a settlement to resolve the Appeals ("Settlement");

AND WHEREAS this matter having come before the Board on December 7, 2015;

AND WHEREAS the Board having heard the submissions of Counsel for Riteland Development Corporation, the Town of Caledon, Toronto Region and Conservation Authority, and Glassco Group with respect to the order being jointly requested of the Board;

AND WHEREAS the Board having read the exhibits filed and heard expert planning opinion evidence in support of the Order requested and attesting that the Settlement is good planning;

**NOW THEREFORE THE BOARD ORDERS THAT:**

1. Pursuant to subsections 51(56) of the *Planning Act*, give approval to the draft plan of subdivision as attached in **Schedule "A"** to this Order, subject to the conditions of approval of draft plan of subdivision as attached in **Schedule "B"** to this Order;

2. Pursuant to subsection 34(11.02) of the Planning Act, amend Town of Caledon Comprehensive Zoning by-Law No. 2006-50 in accordance with the zoning by-law amendment attached as **Schedule "C"** to this Order;
3. Pursuant to subsection 51(56.1) and (58) of the Planning Act, the Town of Caledon shall have the authority to clear the conditions of draft plan of subdivision approval as attached in **Schedule "B"** and to administer final approval and registration of the draft plan of subdivision as attached in **Schedule "A"** to this Order.

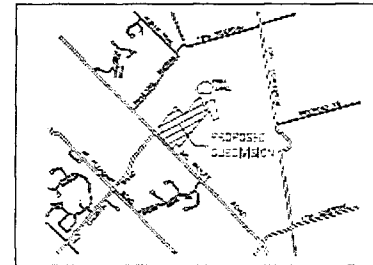
*"Blair S. Taylor"*

BLAIR S. TAYLOR  
MEMBER



DRAFT PLAN OF SUBDIVISION  
PART OF LOT 20, CONCESSION 10  
( GEOGRAPHIC TOWNSHIP OF ALBION )  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:2000

DRAFT PLAN 21T-98001C



KEY PLAN

SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. AS SHOWN ON DRAFT PLAN
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. AS SHOWN ON DRAFT PLAN
- I. AS SHOWN ON DRAFT PLAN
- J. AS SHOWN ON DRAFT PLAN
- K. AS SHOWN ON DRAFT PLAN
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE FEBRUARY 4, 2015

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

OWNER

RITELAND DEVELOPMENT CORP.

1002 ALBION RD.  
EDMOND, ONTARIO  
M5M 2T2

ANTONIO FERRARA, AGO

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 56.2622 H.A. (139.0225 ACRES)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	± Ha.	± Acres
LOTS 1-27		20	20	17.437	43.032
SUBTOTAL					
BLOCKS 28	- OPEN SPACE	-	-	13.826	34.412
BLOCKS 31-34 and 47	- RECREATIONAL/RECREATION	2	-	22.844	56.754
BLOCKS 35 and 36-41	- OPEN SPACE	6	-	7.072	1.751
BLOCK 42	- RURAL RESIDENTIAL	-	-	0.122	0.301
BLOCK 43	- ROAD WIDENING	-	-	0.171	0.423
BLOCKS 44-46	- OPEN SPACE	2	-	0.516	0.127
STREETS					
20 Dm. WIDE TRAIL, WEST/STREET, FROM STATION				2.260	5.623
10 Dm. WIDE TRAIL, SOUTH/STREET, FROM STATION					
TOTAL					
TOTAL	10	28	28	56.262	139.023

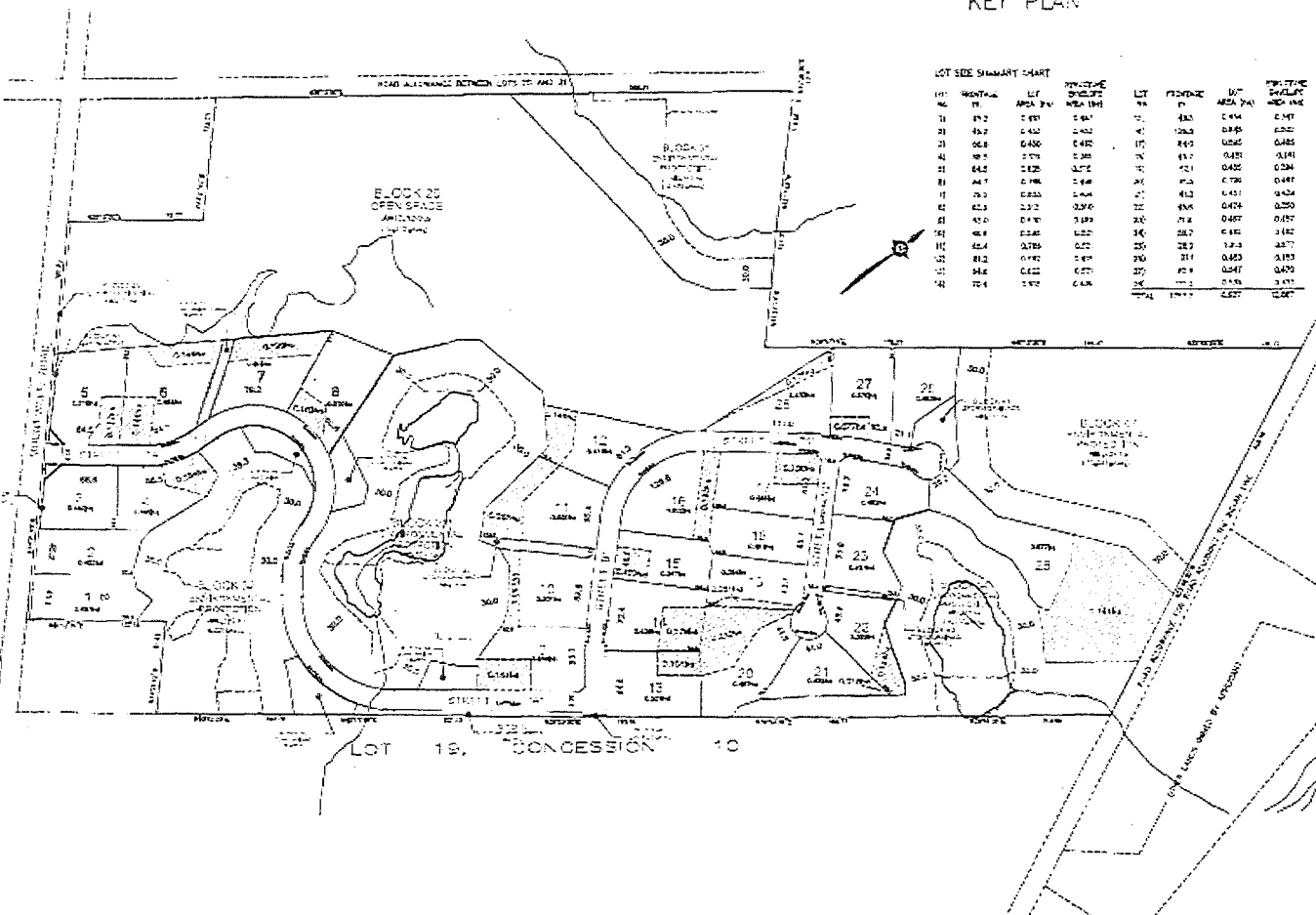
- /// NATURAL AREA
- CENSITY BONDS

PROJECT No. P-2520  
SCALE 1:2000 NOV. 17, 2015  
(2015/01/11) (2015/01/11) & (2015/01/11)

**KLM** DWG. No. - 15:3  
PLANNING PARTNERS INC.  
Planning • Design • Development

NOTE - ELEMENTS RELATED TO CANADIAN GEODETIC DATUM

SCHEDULE 'A'



# SCHEDULE 'B'

## CONDITIONS OF DRAFT APPROVAL

File: 21T-98001C

Subject: Draft Plan of Subdivision  
 Riteland Development Corporation (the "Owner" or "Developer")  
 15877 Mount Wolfe Road  
 Parcel 20-1, Section 43-Albion-10, Part of Lot 20,  
 Concession 10 (Albion) being Part 1 on Plan 43R-20210  
 East Side of Mount Wolfe Road, South of Old Church Road  
 Town of Caledon, Regional Municipality of Peel

**Draft Plan Approval Date: December 7, 2015**

This approval applies to the Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated November 17, 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.	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> ,	DEVELOPMENT, ZONING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		R.S.O. 1990, c.P.13, as amended, and be in full force and effect.	
DAPP	3.	Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage signed by an Ontario Land Surveyor, to the satisfaction of the Town.	DEVELOPMENT, ZONING
DAPP	4.	<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 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) The Sales Office Plan shall be approved by the Town's Development Approval &amp; Planning Policy Department and indicate the following:</p> <p>a) Those lots or blocks that have warning clauses, in a colour coded form;</p> <p>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;</p> <p>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';</p> <p>d) The type, height and location of fencing and noise attenuation features;</p> <p>e) The location of all Canada Post Superboxes as approved by Canada Post and the Town;</p> <p>f) The location of lots designated by the Building and Support Services Section as firebreak lots;</p> <p>g) All lots or blocks in a colour coded form that identify the location of all land use types;</p> <p>h) The identification and location of surrounding land uses (existing and designated/proposed);</p>	<p>DEVELOPMENT, PLANNING</p> <p>DEVELOPMENT, LANDSCAPE</p> <p>DEVELOPMENT, ENGINEERING</p>

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li>i) The location of all existing trees which have been retained;</li> <li>j) The location of all street trees;</li> <li>k) The location of all parking spaces per lot;</li> <li>l) The location of all infiltration measures on private lots (i.e. soakaway pits, infiltration trenches, etc.);</li> <li>m) 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 (excluding model homes).";</li> <li>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.";</li> <li>iv. "Purchasers are advised to consult their lawyer concerning any aspect of an Agreement of Purchase and Sale before signing it.";</li> <li>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.";</li> <li>vi. "All lots are serviced with Regional Water and Private Septic."; and,</li> <li>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. 4291."</li> </ul> </li> </ul>	
DAPP	5.	<ul style="list-style-type: none"> <li>1) Prior to registration, the Owner shall erect a sign at the main entrance(s) not less than 3 metres by 4 metres in size displaying the approved draft plan that illustrates: <ul style="list-style-type: none"> <li>a) All lots and blocks in a colour coded form that identifies the location of all land use types;</li> <li>b) The delineation of all structure envelopes and reforestation/environmental management plan areas on</li> </ul> </li> </ul>	DEVELOPMENT, PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>all lots and blocks;</p> <p>c) Labels all environmental features and associated buffers (PSW's) and stormwater management facilities; and</p> <p>d) The identification and location of surrounding land uses.</p> <p>2) The signage shall be approved by Town and erected prior to registration of the Plan.</p> <p>3) A clause shall be included in the subdivision agreement stating that the Owner shall maintain these signs in good condition until such time as the land is developed, at which time the Owner shall remove these signs.</p>	
DAPP	6.	<p>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.</p> <p>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.</p>	DEVELOPMENT, PLANNING
DAPP	7.	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 REGION OF PEEL	8.	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 REGION OF PEEL
DAPP	9.	Prior to any soil disturbance, the Owner shall complete any required Archaeological Assessment Reports to the satisfaction of the Town and Ministry of Tourism, Culture and Sport	POLICY AND SUSTAINABILITY, HERITAGE
DAPP	10.	<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</p>	DEVELOPMENT, PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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.	
DAPP	11.	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	12.	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	13.	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	14.	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 agreement and the obligations imposed therein.	PLANNING LAW
DAPP	15.	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 blocks required for parks, open space, trails, road or highway widenings, 0.3m (1 ft.) reserves, walkways, daylight triangles, buffer blocks, stormwater management facilities, maintenance blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority.	PLANNING LAW
DAPP	16.	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	17.	A clause shall be included in the subdivision agreement stating that prior to assumption, the Owner shall provide evidence of	PLANNING LAW

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		compliance with all terms and conditions of the subdivision agreement and any other applicable agreement, at its sole cost and expense.	
DAPP	18.	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	19.	<ol style="list-style-type: none"> <li>1) Prior to any grading or site alteration, 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 latest Provincial and Town requirements.</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 report to the satisfaction of the Town. The Owner shall be responsible to outlet all stormwater flows from the Plan to adequate and acceptable outlet, all to the satisfaction of the Town and TRCA.</li> </ol>	DEVELOPMENT, ENGINEERING TRCA
DAPP PUBLIC WORKS	20.	<ol style="list-style-type: none"> <li>1) Prior to any grading or site alteration, 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 PUBLIC WORKS, ENGINEERING SERVICES
PUBLIC WORKS	21.	<p>A clause shall be included in the subdivision agreement requiring:</p> <ol style="list-style-type: none"> <li>a) The Owner shall provide weekly reports to the Public Works Department, pertaining to the erosion and sediment control facilities during grading and pre-servicing work;</li> <li>b) The Owner shall undertake periodic inspections at the request of the Town to ensure maintenance of the erosion and sediment control facilities and submit reports to the Town upon completion of inspection; and</li> <li>c) During house construction, the owner shall commit to daily scraping of the roads and weekly flushing of the roads.</li> </ol>	PUBLIC WORKS, ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
DAPP	22.	Prior to grading, the grading and associated erosion and sediment control plans must be approved and signed by the Town.	DEVELOPMENT, ENGINEERING
DAPP	23.	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	24.	<ol style="list-style-type: none"> <li>1) Prior to any servicing, the Owner is required to prepare an Environmental Noise Analysis, to the satisfaction of the Town of Caledon.</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> <li>3) Clauses shall be included in the subdivision agreement stating that the Owner shall: <ol style="list-style-type: none"> <li>a) Prior to the sale of lots, 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 to the satisfaction of the Town;</li> <li>b) Include required noise warning clauses in the Purchase and Sale Agreements, to the satisfaction of the Town; and</li> <li>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.</li> </ol> </li> </ol>	DEVELOPMENT, ENGINEERING
DAPP	25.	<ol style="list-style-type: none"> <li>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.</li> <li>2) Prior to registration, 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.</li> </ol>	DEVELOPMENT, ENGINEERING
DAPP	26.	Prior to servicing, the engineering and landscaping drawings must be approved and signed by the Town.	DEVELOPMENT, ENGINEERING
DAPP	27.	Prior to servicing, the Owner shall provide a Traffic Impact Study to address all traffic related issues, including conducting an access safety and sightline review, to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Prior to registration, the Owner shall carry out, or cause to carry out, the recommendations set out in the aforementioned report to the satisfaction of the Town. The Owner shall reimburse the Town of the cost of any necessary peer review of the above noted report.	
DAPP	28.	A clause shall be included in the subdivision agreement requiring Lots 1 and 2 fronting on Mount Wolfe Road are prohibited from having driveways which require vehicles to back out (i.e. vehicles must be able to turn around on the property)	DEVELOPMENT, ENGINEERING
DAPP	29.	Upon registration, the Owner shall dedicate to the Town, gratuitously and free and clear of all encumbrances, a road widening along the frontage of development lands adjacent to Mount Wolfe Road, sufficient in perpendicular width to result in a right-of-way width of 13 metres from the centreline of Mount Wolfe Road, to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	30.	<ol style="list-style-type: none"> <li>1) 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.</li> <li>2) A clause shall be included in the subdivision agreement stating 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	31.	<ol style="list-style-type: none"> <li>1) Prior to grading or site alteration, whichever occurs first, the Owner is required to prepare a Phase 1 Environmental Site Assessment (ESA) report for all of the lands included in this Plan, in accordance with the requirements of Regulation 153/04 under the Environmental Protection Act (as amended) and a Phase 2 ESA report, if recommended in the Phase 1 ESA report, and shall reimburse the Town for the cost of peer review of the reports.</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 reports to the satisfaction of the Town.</li> </ol>	DEVELOPMENT, ENGINEERING DEVELOPMENT, LANDSCAPE
DAPP	32.	<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 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</li> </ol>	DEVELOPMENT, ENGINEERING DEVELOPMENT, LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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.	
DAPP	33.	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	34.	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	35.	A clause shall be included in the subdivision agreement stating the Owner shall secure any external easements necessary for the construction of municipal infrastructure.	DEVELOPMENT, ENGINEERING
DAPP	36.	A clause shall be included in the subdivision agreement stating that the Owner shall, prior to assumption, clean out all stormwater management pond(s) to which the lands drain to, to the satisfaction of the Town of Caledon.	DEVELOPMENT, ENGINEERING
PUBLIC WORKS	37.	A clause shall be included in the Subdivision Agreement stating that prior to registration of the plan, the inspection report and Authorization to Connect pertaining to the installed streetlights, street light pedestals and electrical wiring, be received by the Town from the Electrical Safety Authority.	PUBLIC WORKS, ENGINEERING SERVICES
PUBLIC WORKS	38.	A clause shall be included in the Subdivision Agreement stating that prior to assumption of the roads in the Plan, that a "Pavement Assessment" be undertaken by an independent contractor approved by the Town. Costs associated with this assessment shall be borne by the Owner.	PUBLIC WORKS, ENGINEERING SERVICES
PUBLIC WORKS	39.	A clause shall be included in the Subdivision Agreement stating that the Owner shall maintain all roads within the Plan in a mud, dust and snow free condition and free of debris and obstructions until the Town has assumed the road system. During the period for which the Owner is required to keep the roads free of snow, the Town shall plow the roads as and when it considers necessary and charge the cost thereof to the Owner.	PUBLIC WORKS, ENGINEERING SERVICES
DAPP	40.	The Owner shall include the following clauses in all agreements of purchase and sale, or lease for all lots/block in the Plan:  a. "Purchasers and/or tenants are advised that appropriate fencing along the lot lines of lots and/or blocks abutting public lands is a requirement of the Subdivision Agreement and that all required fencing and barriers shall be constructed with all	DEVELOPMENT, ENGINEERING URBAN DESIGN

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>fencing materials, including foundations, entirely on private lands as shown on the approved construction drawings. Upon assumption of the municipal services in the subdivision by the Town, the maintenance of the fencing shall be the sole responsibility of the lot Owner."</p> <p>b. "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet typical Town lot grading standards in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."</p> <p>c. "Purchasers and/or tenants are advised that the development potential for lots are limited to the designated structure envelope as shown on the attached Schedule and it is recommended that potential purchasers obtain zoning information, including lot application requirements, prior to purchasing the lot."</p> <p>d. "Purchasers and/or tenants are advised that architectural design control measures apply to the development at the cost of the developer and it is recommended that potential purchasers obtain a copy of the approved design guidelines, prior to purchasing a lot."</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	
DAPP	41.	A clause shall be included in the subdivision agreement stating that the Owner shall register on title to the satisfaction of the Town of Caledon easements in favour of the Town over parts of Lots 4 to 17 (inclusive), 19 to 22 (inclusive), 25, 27 and 28 of the draft approved plan for lands that are subject to environmental management/reforestation for the purpose of protecting and managing these areas of the plan.	DEVELOPMENT, PLANNING
DAPP	42.	<p>The Owner shall include the following clause in any agreement of purchase and sale entered into with respect to Lots 4 to 17 (inclusive), 19 to 22 (inclusive), 25, 27 and 28 within the Plan:</p> <p>"A portion of this lot is subject to an environmental management program. The portion of this lot that is subject to this program is also subject to the Natural Area restrictions in the applicable zoning by-law and to a restrictive easement. The restrictions in the zoning by-law and under the easement require that the environmental management portion of this lot be kept in a natural state, and prohibit any disturbance of that natural state, including the removal of any trees, shrubs or other vegetation and the alteration of any grades or any intensive maintenance practices. The Owner hereby undertakes to erect and/or maintain temporary protective fencing to the satisfaction of the Corporation of the Town of Caledon around the environmental management portions of this lot until all construction and grading activity on this lot is</p>	DEVELOPMENT, PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		completed to the satisfaction of The Corporation of the Town of Caledon."  A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.	
DAPP	43.	<ol style="list-style-type: none"> <li>1) Prior to pre-servicing or pre-grading, whichever comes first, the Owner shall prepare an updated Tree Inventory 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/or remedial planting</li> <li>2) A clause shall be included in the Subdivision Agreement that the Owner shall undertake the measures identified in the approved Tree Inventory and Assessment Report to the satisfaction of the Town.</li> <li>3) 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, LANDSCAPING
DAPP	44.	Prior to grading, the Owner shall retain a Certified Arborist who shall prepare a Hazard Edge Tree Assessment and Monitoring Report, to the satisfaction of the Town.	DEVELOPMENT, LANDSCAPE
DAPP	45.	Prior to grading, the Owner shall prepare an Environmental Management and Reforestation and Naturalization Plan to the satisfaction of the Town.	DEVELOPMENT, LANDSCAPE
DAPP	46.	Prior to grading or site alteration, whichever comes first, planting of the reforestation area shall occur in accordance with Environmental Management and Reforestation Plan, to the satisfaction of the Town, unless alternative timing arrangements are made in advance with the Town and TRCA, to the satisfaction of the Town.	DEVELOPMENT, LANDSCAPE
DAPP	47.	<ol style="list-style-type: none"> <li>1) Prior to grading, a conceptual landscape plan for all landscaping shall be submitted to the satisfaction of the Town, to facilitate the completion of the servicing plans.</li> <li>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), measures to protect existing vegetation, ecological buffer planting, Natural Areas and interface between Natural Areas and Structure Envelopes, vegetative buffers on private property to satisfy front yard visual impact from the street, planting plans for any dry swales implemented as an LID measure, streetscaping within</li> </ol>	DEVELOPMENT, LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>the subdivision including the frontage of Mount Pleasant Road, buffer treatment along the interface between the lots and open space lands, compensation planting for vegetation removal, and fencing for the delineation between Town and privately owned lands, all to the satisfaction of the Town. The Landscape Construction Drawings shall be completed in accordance with the Town of Caledon Official Plan and the most current version of the Town of Caledon Development Standards, Policies and Guidelines and to the satisfaction of the TRCA.</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>	
DAPP	48.	<p>Prior to registration, Cash-in-lieu of parkland dedication (CIL) shall be paid to the Town. In order to determine the amount of CIL payment, the applicant shall have a market value appraisal completed for the development. The appraisal must be prepared by an AACI certified appraiser. The Town will review the appraisal and if there is a concern about the value of the appraisal then a peer review of the report may be required. The peer review shall be done at the cost of the Owner.</p>	DEVELOPMENT, LANDSCAPE
DAPP	49.	<p>1) Prior to registration of the Plan, the Owner shall prepare Architectural Design Guidelines for the review and approval of the Town, which shall address, but not limited to, architectural style requirements that are harmonious with the natural landscape, along with building size, location and height considerations minimizing visual impacts.</p> <p>2) A clause shall be included in the subdivision agreement stating that the Owner shall prepare landscape and architectural construction drawings in accordance with the recommendations of the approved Architectural Design Guidelines.</p>	DEVELOPMENT, URBAN DESIGN
DAPP	50.	<p>1) Prior to registration of the Plan, the Owner shall provide written confirmation to the Town from utility companies (i.e. hydro, Canada Post) on proposed measures for graffiti controls of utilities (e.g. shrink wrap on hydro boxes), if applicable.</p> <p>2) A clause shall be included in the subdivision agreement stating that the Owner shall agree to prepare utility construction plans implementing recommended control measures for graffiti in accordance with the approved confirmation letter.</p>	DEVELOPMENT, URBAN DESIGN
DAPP	51.	<p>1) Prior to grading, the Owner shall submit a revised Hydrogeological Report to the Town for review and approval</p>	DEVELOPMENT, PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>that addresses the following:</p> <ul style="list-style-type: none"> <li>a. A work plan for additional site investigations shall be prepared for approval by the Town, including the number and location of boreholes and amount of drilling (depth of boreholes) sufficient to determine the depth to the water table, assess the location of a groundwater divide and indicate direction of groundwater flow. The work plan shall include a water level monitoring plan indicating the method of monitoring (manual measurement, datalogger) and frequency of measurement. The water level monitoring shall be for a minimum of 1 year. The work plan shall include a sampling and analysis plan for groundwater quality and include the suite of parameters to be assessed and the frequency and duration of sampling (minimum of 1 year). The suite of parameters shall include at a minimum metals, major ions, nutrients and indicator parameters.</li> <li>b. An updated nitrate loading assessment to include the additional hydrogeological investigation described herein and to include an assessment based on the developed area alone. The nitrate assessment should include, as necessary, any treatment requirements and benefits from these.</li> <li>c. The Owner shall undertake the approved work plan and prepare an Interim and Final Hydrogeological Report for review by the Town. The Interim Report shall be prepared within 2 months of completing the site investigation well installation program and should include a discussion of groundwater table occurrence and flow directions, existing groundwater quality, assessment of permeability, groundwater surface water interactions, seasonal variation and an updated nitrate loading assessment as described above. A Final Report shall be prepared after 1 year of monitoring has taken place with any update of discussions and interpretations necessary and shall include recommendations for any long term monitoring, impact mitigation and a contingency plan should monitoring show adverse effects.</li> </ul> <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(s) to the satisfaction of the Town.</p>	
REGION OF PEEL	52.	The Developer will be required to enter into a Subdivision Agreement with the local Municipality and the Region for the construction of municipal water services 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	53.	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	54.	Provision shall be made in the Subdivision Agreement that the Developer 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	55.	Provision shall be made in the Subdivision Agreement that the Region will hold back on the Letter of Credit a suitable amount 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	56.	Provision shall be made in the Subdivision Agreement that 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	57.	Provision shall be made in the Subdivision Agreement that the Developer maintains 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	58.	Provision shall be made in the Subdivision Agreement, that 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	59.	Provision shall be made in the Subdivision Agreement that 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	60.	Provision shall be made in the Subdivision Agreement that the Region may require the Developer to construct sampling hydrant	REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		(at the Developer's cost) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.	
REGION OF PEEL	61.	Provisions shall be made in the Subdivision Agreement stating: "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 development 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 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
REGION OF PEEL	62.	<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.</li> </ul> <p>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</p>	REGION OF PEEL



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION OF PEEL	63.	Provision shall be made in the Subdivision Agreement that 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	64.	The applicant/owner 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	65.	The Developer agrees that the Region cannot provide adequate water pressure for homes that are on ground elevation equal or greater than 312 metres.	REGION OF PEEL
REGION OF PEEL	66.	The Developer agrees that individual booster stations will be required in the homes where the ground floor elevations are equal or greater than 312 metres.	REGION OF PEEL
REGION OF PEEL	67.	A clause shall be provided in the Subdivision Agreement and in the Purchase and Sale Agreement about the low water pressure and that the operation and maintenance of the individual booster units are sole responsibility of the homeowner and is not a responsibility of the Region of Peel. The Region requires a copy of the Purchase and Sale Agreement for its file.	REGION OF PEEL
REGION OF PEEL	68.	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	69.	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: a) A copy of the final M-plan; b) A copy of the final R-plans; and, c) The documents required as per Schedules of the Subdivision Agreement.	REGION OF PEEL
REGION OF PEEL	70.	Prior to execution of the Subdivision [Development] Agreement by the Region, the Developer shall: a) obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; b) pay to the Region the appropriate hard service residential	REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.	
REGION OF PEEL	71.	<p>Provision shall be made in the Subdivision Agreement with respect to:</p> <ul style="list-style-type: none"> <li>a) payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and</li> <li>b) collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);</li> </ul> <p>pursuant to the Region's Development Charges By-law, as amended from time to time.</p>	REGION OF PEEL
TRCA	72.	<p>The final Plan shall be in general conformity with the draft plan prepared by KLM Planning Partners Incorporated, revised November 17, 2015, prior to a request for clearance for registration of any phase of this plan, to:</p> <ul style="list-style-type: none"> <li>a) Include appropriate blocks that are to be conveyed to the TRCA as appropriate to the satisfaction of the Town of Caledon and TRCA.</li> <li>b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the Town of Caledon and TRCA as a result of the completion of the required studies.</li> <li>c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.</li> </ul>	<p>DEVELOPMENT, PLANNING</p> <p>DEVELOPMENT, ENGINEERING</p> <p>DEVELOPMENT, LANDSCAPE</p> <p>TRCA</p>
TRCA	73.	Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required to the satisfaction of the Town of Caledon and the TRCA.	<p>DEVELOPMENT, PLANNING</p> <p>DEVELOPMENT, ENGINEERING</p> <p>DEVELOPMENT, LANDSCAPE</p> <p>TRCA</p>
TRCA	74.	<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 in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with</li> </ul>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:</p> <ul style="list-style-type: none"> <li>i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.</li> <li>ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines.</li> <li>iii. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.</li> <li>iv. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.</li> <li>v. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.</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.</li> <li>vii. 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.</li> <li>viii. Stormwater Management facility and outlet design details.</li> </ul>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Design requirements shall conform to the requirements outlined in the Ministry of Environment (MOE) 2003 "Stormwater Management Planning and Design Manual", TRCA's 2012 "Stormwater Management Criteria Document", and TRCA's 2010 "Low Impact Development Stormwater Management Planning and Design Guide", and all applicable Town of Caledon design standards.</p> <ul style="list-style-type: none"> <li>ix. Detailed plans, including justification of sizing requirements that ensures terrestrial passage between Blocks 32 and 33.</li> <li>x. Proposed methods for controlling or minimizing erosion and siltation on-site and for downstream areas during and after site servicing and building construction, in accordance with TRCA's "Erosion and Sediment Control Guideline for Urban Construction" (dated December 2006), or its successor, as utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included. Furthermore, consideration must be made of the continued seasonal movement of terrestrial species between Blocks 32 and 33.</li> <li>b) A development limit constraint map showing at a minimum: Key Natural Heritage Features (KNHFs) and Hydrologically Sensitive Features (HSFs) and associated Minimum Vegetation Protection Zones (MVPZs), for the proposed draft plan of subdivision, to the satisfaction of the TRCA.</li> <li>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. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.</li> <li>d) 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.</li> <li>e) A groundwater constraint assessment that will examine existing and proposed groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted.</li> </ul>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.</p> <p>f) Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.</p> <p>g) 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 a minimum of the first 5mm 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>h) Features-Based Water Balance Report for the existing wetlands (that includes detailed hydrologic modeling to quantify pre and post development conditions, and a monitoring plan for the wetlands) that will identify measures that will be implemented to:</p> <ul style="list-style-type: none"> <li>i. Mimic the pre-development surface and groundwater balance of the feature to the greatest extent possible;</li> <li>ii. Maintain pre-development flow regimes and hydroperiods (i.e., quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features.</li> <li>iii. Ensure no negative impacts to the existing ecological functions, as analyzed through an Environmental Impact Study (EIS) or other inter-disciplinary study completed by a qualified ecologist.</li> </ul> <p>i) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.</p> <p>j) That the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>property for which permits would be required.</p> <p>k) 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>l) That the size and location of stormwater management Blocks 30, 35, 36, 37, 38, 39, 40, and 41, including any outlets and outfalls into Block 32, 33, 34 and 47 and any stormwater management infrastructure utilized for quantity and quality 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 an Environmental Management and Reforestation Plan be provided to the satisfaction of the TRCA for Blocks 29, 31, 32, 33, 34, and 47.</p>	
TRCA	75.	<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 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 obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.</p> <p>f) To erect appropriate permanent fencing to the satisfaction of the TRCA for Blocks 29, 31, 32, 33, 34, and 47, to the satisfaction of the TRCA prior to occupancy of each property.</p> <p>g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.</p> <p>h) Implement all adaptive management and mitigation measures identified in the Hydrogeology Report, Functional Servicing Report and Features Based Water Balance that is to be completed for the subject property.</p>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li>i) To design a monitoring protocol and provide the requisite funding, obtain approvals, monitor and maintain the site level water balance and features based water balance measures on this site (including LIDs) and to provide the requisite funding for the long-term monitoring of this system for a period as agreed to in the Functional Servicing Report (assumption) once the facilities are operational, to the satisfaction of the TRCA.</li> <li>j) To enter into an agreement with the TRCA to develop an Environmental and Reforestation Plan, and provide the requisite funding to the TRCA to implement the plan.</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 the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the Town of Caledon. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures 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> <li>o) To gratuitously dedicate Blocks 29, 31, 32, 33, 34, and 47 to the TRCA, in a condition that is satisfactory to the TRCA.</li> <li>p) To provide an access easement in favour of the TRCA over part of Block 40 to access Block 34.</li> <li>q) That all community information maps and promotional sales materials for lots or blocks adjacent to Blocks 29, 31, 32, 33, 34, and 47 (i.e., environmental protection areas and their associated buffers, and on which existing vegetation or reforested lands will be present); and reforestation/restoration areas on Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 25, 27, and 28 clearly identify the presence of these features, identify limitations to permitted uses within these areas, restrictions to access, and identify the landowners responsibilities for maintaining these areas.</li> </ul>	
TRCA	76.	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 and blocks adjacent to Blocks 29, 31, 32, 33, 34, and 47	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>(environmental protection blocks and their associated buffers), which identifies the following:</p> <p>"That a natural environmental restoration 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	77.	<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 onto which Reforestation/Restoration areas extend (Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 25, 27 and 28) that a warning clause be included in all agreements of purchase which identifies the following:</p> <p>"That portions of the rear/side yard on the subject property have been zoned for environmental protection. This area is to remain in a naturalized state, and is not intended to support active uses. Vegetation within this area must be maintained in a natural state, and must not be cleared or replaced with non-native plant or tree species."</p>	TRCA
TRCA	78.	<p>That the implementing zoning by-law recognize all Key Natural Heritage Features and Hydrologically Sensitive Features 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.</p>	TRCA
PEEL DISTRICT SCHOOL BOARD	79.	<p>The Board requires that the following clause be placed in the Subdivision Agreement and 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:</p> <p>"Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p>	PEEL DISTRICT SCHOOL BOARD
DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD	80.	<p>A clause shall be included in the Servicing and/or Subdivision Agreement stating that the owner shall erect and maintain</p>	DUFFERIN PEEL CATHOLIC DISTRICT



AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>information signs at all major entrances to the proposed development advising the following:</p> <p>"Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available."</p> <p>These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.</p>	SCHOOL BOARD
DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD	81.	<p>A clause shall be included in the Servicing and/or Subdivision Agreement stating that the owner shall include the following warning clauses in all offers of purchase and sale of residential lots:</p> <p>a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."</p> <p>b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</p>	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
CANADA POST	82.	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	83.	The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Caledon.	CANADA POST
CANADA POST	84.	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 (lot #) of the Community Mailbox location; and further, advise any affected homeowners of any established easements granted to Canada Post.	CANADA POST
CANADA POST	85.	<p>The Owner agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:</p> <p>a) A Community Mailbox concrete base pad per Canada Post</p>	CANADA POST

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>specifications.</p> <p>b) Any required walkway across the boulevard, as per municipal standards.</p> <p>c) Any required curb depressions for wheelchair access.</p>	
CANADA POST	86.	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	87.	The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, 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
KING TOWNSHIP	88.	The proposed Zoning By-law for Blocks 29, 41, 47 and Street "B" shall permit the use of those lands for non-motorized trails and related uses to the satisfaction of the Township of King Director of Planning.	KING TOWNSHIP
KING TOWNSHIP	89.	Prior to final approval, the owner shall provide a copy of the fully executed agreement to the Township of King, to the satisfaction of the Township of King of Planning.	KING TOWNSHIP
LSRCA	90.	That the owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans and reports as approved by the TRCA/LSRCA.	LSCRA
LSRCA	91.	That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the TRCA/LSRCA.	LSCRA
LSRCA	92.	That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.	LSCRA
LSRCA	93.	That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with	LSCRA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		4.20b.-DP of the Lake Simcoe Protection Plan.	
SUMMARY CONDITIONS	94.	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
	95.	<b>Town of Caledon</b> that Conditions 1 through 51, 72 and 73, inclusive has been satisfied.	TOWN OF CALEDON
	96.	<b>Region of Peel</b> that Conditions 8 and 52 through 71, inclusive has been satisfied.	REGION OF PEEL
	97.	<b>Toronto &amp; Region Conservation Authority</b> that Conditions 19 and 72 through 76, inclusive have been satisfied.	TRCA
	98.	<b>Peel District School Board</b> that Condition 79 has been satisfied.	PEEL DISTRICT SCHOOL BOARD
	99.	<b>Dufferin-Peel Catholic District School Board</b> that Conditions 80 through 81, inclusive has been satisfied.	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
	100.	<b>Canada Post</b> that Conditions 82 through 86, inclusive has been satisfied.	CANADA POST
	101.	<b>Bell Canada</b> that Condition 87 has been satisfied.	BELL CANADA
	102.	<b>Township of King</b> that Conditions 88 and 89 have been satisfied	TOWNSHIP OF KING
	103.	<b>Lake Simcoe Region Conservation Authority</b> that Conditions 90 through 93, inclusive has been satisfied.	LSRCA

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.	That should any phase of this subdivision not be registered within 5 years then as a condition of any subsequent extension of draft approval, the TRCA may request the Town to include a condition of draft approval requiring that the technical studies submitted in support of this development be updated to meet current day requirements, and that the owner update any studies, as required, to reflect requirements in effect at that time.	
	5.	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).	

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

<p>Attn: Ryan Vandenburg Public Works, Development Services Region of Peel 10 Peel Centre Drive Brampton, Ontario L6T 4B9 Tel: 905-791-7800 Email: Ryan.Vandenburg@peelregion.ca</p>	<p>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</p>
<p>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</p>	<p>Attn: Christopher Fearon Canada Post - Delivery Planning Metro Toronto Region 200-5210 Bradco Boulevard Mississauga, ON L4W 1G7 Tel: 905-206-1247 Email: Christopher.fearon@canadapost.ca</p>
<p>Attn: Christopher Watts Archaeology Review Officer Cultural Programs Unit Programs &amp; Services Branch Ministry of Tourism, Culture &amp; Sport 400 University Ave., 4<sup>th</sup> Floor Toronto, Ontario M7A 2R9 Tel: 416-212-5107 Email: christopher.watts@ontario.ca</p>	<p>Attn: Quentin Hanchard Toronto and Region Conservation Authority 5 Shoreham Drive Downsview, Ontario M3N 1S4 Tel: 416-661-6600 Email: QHanchard@trca.on.ca</p>
<p>Attn: Gaspare Ritacca Manager of Planning and Development King Township 2075 King Road King City, ON L7B 1A1 Tel: 905-883-5321 Email: gritacca@king.ca</p>	<p>Attn: Charles F. Burgess Lake Simcoe Region Conservation Authority 120 Bayview Parkway, Newmarket, ON, L3Y 3W3 Tel: 905-895-1281 x. 299 Email: c.burgess@LSRCA.on.ca</p>

# SCHEDULE 'C'

## THE CORPORATION OF THE TOWN OF CALEDON

### BY-LAW NO. BL-2015-XX

A by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Parcel 20-1, Section 43-Albion-10, Part Lot of 20, Concession 10 (Albion), being Part 1 on Plan 43R-20210; Town of Caledon, in the Regional Municipality of Peel.

**WHEREAS** Section 34 of the Planning Act, as amended permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

**AND WHEREAS** the Council of the Corporation of the Town of Caledon deems it desirable to pass a zoning by-law to permit the use of Parcel 20-1, Section 43-Albion-10, Part of Lot 20, Concession 10 (Albion), being Part 1 on Plan 43R-20210; Town of Caledon, in the Regional Municipality of Peel for 28 estate residential building lots;

**NOW THEREFORE** the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being a Comprehensive Zoning By-law for the Town of Caledon shall be and is hereby amended as follows:

- The following is added to Table 13.1:

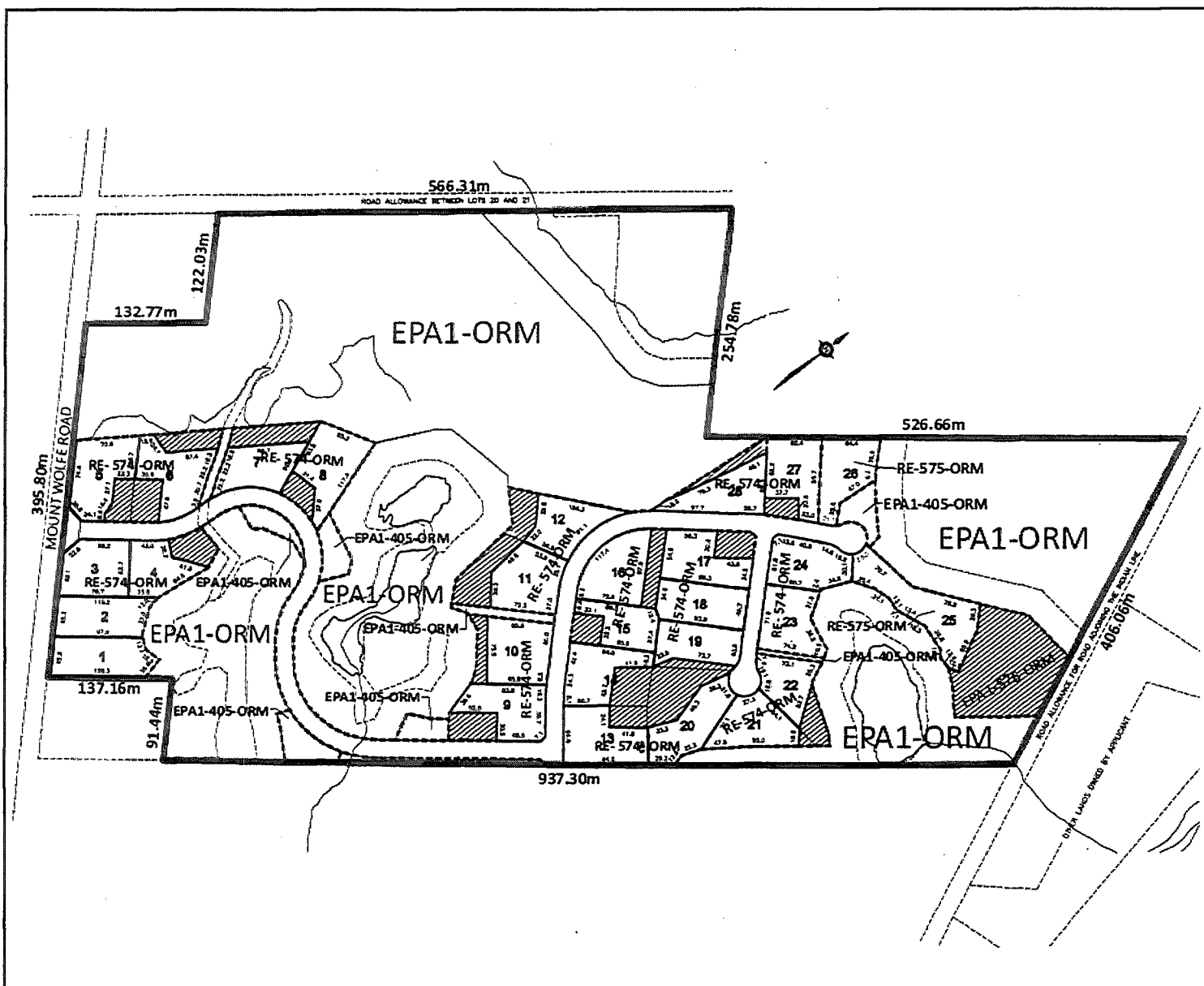
Zone Prefix	Exception Number	Permitted Uses	Special Standards
RE	574	<ul style="list-style-type: none"> <li>- Apartment, Accessory</li> <li>- Day Care, Private Home</li> <li>- Dwelling, Detached</li> <li>- Home Occupation (1)</li> </ul>	<p><b>Lot Area (minimum)</b> 0.45 ha</p> <p><b>Lot Frontage (minimum)</b> 40 m</p> <p><b>Front Lot Line and Exterior Side Lot Line Definitions</b> For the purpose of this zone, the <i>Front Lot Line</i> for Lot 3, on Zone Map S.E. 30 shall be the <i>lot line</i> adjacent to the internal road and the <i>Exterior Side Lot Line</i> shall be the <i>lot line</i> adjacent to Mount Wolfe Road.</p> <p><b>Front Yard (minimum)</b> 10 m</p> <p><b>Interior Side Yard (minimum)</b> 5 m</p> <p><b>Exterior Side Yard (minimum)</b> 10 m</p> <p><b>Driveway Setback (minimum)</b> 3 m</p> <p><b>Parking Space Setback (minimum)</b></p> <p>a) From <i>Interior Side Lot Lines</i> and <i>Exterior Side Lot Lines</i> 3 m</p> <p>b) From <i>Front Lot Lines</i> and <i>Rear Lot Lines</i> 10 m</p> <p><b>Driveway Width (maximum)</b> 12 m</p> <p><b>Entrance Width (maximum)</b> 7.5 m</p>

			<p><b>Usable Yards</b> The minimum <i>setback</i> measured from the rear façade of a <i>detached dwelling</i> to the rear limit of the structure envelope shall be 7.5 m.</p> <p>The minimum <i>setback</i> measured from the side façade of a <i>detached dwelling</i> to the limit of a structure envelope shall be 5 m.</p> <p><b>Building and Structure Locations</b> All <i>buildings</i> and <i>structures</i>, <i>accessory buildings</i> and <i>structures</i>, <i>driveways</i>, <i>parking areas</i>, swimming pools and septic systems shall only be located within the structure envelope as shown on Zone Map SE 30.</p> <p><b>Grading Restrictions</b> All grading and site alteration shall only be located within the structure envelope as shown on Zone Map SE 30.</p> <p><b>Natural Area Restrictions</b> Within an area shown as "<i>Natural Area</i>" on Zone Map S.E. 30, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the approved reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. No fencing shall be permitted within the <i>natural area</i> unless required by and in accordance with a subdivision agreement.</p>
RE	575	<ul style="list-style-type: none"> <li>- Apartment, Accessory</li> <li>- Day Care, Private Home</li> <li>- Dwelling, Detached</li> <li>- Home Occupation (1)</li> </ul>	<p><b>Lot Area (minimum)</b> 0.45 ha</p> <p><b>Lot Frontage (minimum)</b> 20 m</p> <p><b>Rear Lot Line Definition</b> For the purpose of this zone, <i>Rear Lot Line</i> shall mean the <i>lot line</i> furthest from and opposite to the <i>front lot line</i>.</p> <p><b>Interior Side Lot Line Definition</b> For the purpose of this zone, <i>Interior Side Lot Line</i> shall mean a <i>lot line</i> other than a <i>front lot line</i> or <i>rear lot line</i>.</p> <p><b>Front Yard (minimum)</b> 10 m</p> <p><b>Interior Side Yard (minimum)</b> 5 m</p> <p><b>Building Area Calculation</b> For the purpose of this zone, <i>Building Area</i> shall be calculated as a percentage of the entire <i>lot area</i>.</p>

			<p><b>Driveway Setback (minimum)</b> 3 m</p> <p><b>Parking Space Setback (minimum)</b></p> <p>a) From <i>Interior Side Lot Lines</i> and <i>Exterior Side Lot Lines</i> 3 m</p> <p>b) From <i>Front Lot Lines</i> and <i>Rear Lot Lines</i> 10 m</p> <p><b>Driveway Width (maximum)</b> 12 m</p> <p><b>Entrance Width (maximum)</b> 7.5 m</p> <p><b>Usable Yards</b> The minimum <i>setback</i> measured from the rear façade of a <i>detached dwelling</i> to the rear limit of the structure envelope shall be 7.5 m.</p> <p>The minimum <i>setback</i> measured from the side façade of a <i>detached dwelling</i> to the limit of a structure envelope shall be 5 m.</p> <p><b>Building and Structure Locations</b> All <i>buildings</i> and <i>structures</i>, <i>accessory buildings</i> and <i>structures</i>, <i>driveways</i>, <i>parking areas</i>, swimming pools and septic systems shall only be located within the structure envelope as shown on Zone Map SE 30.</p> <p><b>Grading Restrictions</b> All grading and site alteration shall only be located within the structure envelope as shown on Zone Map SE 30.</p>
EPA1	576	(None)	<p><b>Natural Area Restrictions</b> Within an area shown as "<i>Natural Area</i>" on Zone Map S.E. 30, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the approved reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use or not unless deemed hazardous to human health or property. No fencing shall be permitted within the <i>natural area</i> unless required by and in accordance with a subdivision agreement.</p>

2. Schedule "A", Zone Map 31 of By-law No. 2006-50, as amended is further amended for the lands legally described as Parcel 20-1, Section 43-Albion-10, Part Lot 20, Concession 10 (Albion), being Part 1, on Plan 43R-20210; Town of Caledon, in the Regional Municipality of Peel, from Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) to Estate Residential Exception 574 – Oak Ridges Moraine (RE-574-ORM), Estate Residential Exception 575 – Oak Ridges Moraine (RE-575-ORM), Environmental Policy Area 1 – Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 1 Exception 405 – Oak Ridges Moraine (EPA1-405-ORM) and Environmental Policy Area 1 Exception 576 – Oak Ridges Moraine (EPA1-576-ORM) in accordance with Schedule "A" attached hereto.





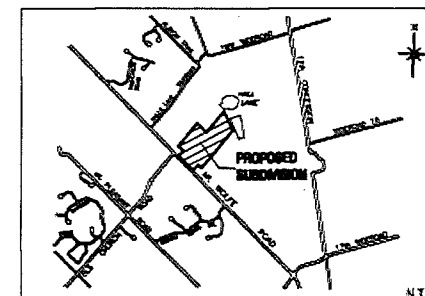
ZONE MAP S.E.30  
SCHEDULE "A"  
BY-LAW 2015-XX

Parcel 20-1  
Section 43-Albion-10  
Part of Lot 20, Concession 10 (Albion),  
Being Part 1 on Plan 43R-20210  
Town of Caledon  
Regional Municipality of Peel

Legend

- Lands Subject to this By-law
- Natural Area
- Zone Boundary
- Structure Envelope

KEY MAP



FILE: xx XX-XX

DATE: November 2015  
SCALE 1:4500

