

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: February 24, 2021

CASE NO.:

PL180037

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

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

Applicant and Appellant: Triple Crown Line Developments
Subject: Request to amend the Official Plan - Failure of Town of Caledon to adopt the requested amendment
Existing Designation: Redesignate a portion of the Open Space Policy Area
Proposed Designated: Low Density Residential, increase the permitted net density from 16.6 units per hectare to 22.0 units per hectare.
Purpose: To permit a residential development
Property Address/Description: 15717 & 15505 Airport Rd
Municipality: Town of Caledon
Approval Authority File No.: POPA 17-01
OMB Case No.: PL180037
OMB File No.: PL180037
OMB Case Name: Triple Crown Line Developments 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: Triple Crown Line Developments
Subject: Proposed Plan of Subdivision - Failure of Town of Caledon to make a decision
Purpose: To permit residential development
Property Address/Description: 15717 & 15505 Airport Rd
Municipality: Town of Caledon
Municipality File No.: 21T-17004C
OMB Case No.: PL180037
OMB File No.: PL180038

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

Applicant and Appellant:	Triple Crown Line Developments
Subject:	Application to amend Zoning By-law No. 2005-50 - Refusal or neglect of Town of Caledon to make a decision
Existing Zoning:	Agricultural (AI), Environmental Policy Area 2 (EPA-2) and Agricultural — ORM (AI-ORM) to Residential 1 Exception (RI-X), Residential 2 Exception (R2-X) and Open Space (OS) zones.
Proposed Zoning:	Residential 1 Exception (RI-X), Residential 2 Exception (R2-X) and Open Space (OS) zones.
Purpose:	To permit residential development
Property Address/Description:	15717 & 15505 Airport Rd
Municipality:	Town of Caledon
Municipality File No.:	RZ 17-06
OMB Case No.:	PL180037
OMB File No.:	PL171415

BEFORE:

BLAIR S. TAYLOR)	Friday the 19th
MEMBER)	
)	February, 2020

THIS MATTER having come on for public hearing,

THE TRIBUNAL ORDERS that the appeal filed by Triple Crown Line Developments with respect to the Official Plan Amendment is allowed, in part, and that the Town of Caledon Official Plan is hereby amended in the manner set out in **Attachment 1** to this Order and as modified is approved.

THE TRIBUNAL ORDERS that the appeal filed by Triple Crown Line Developments with respect to the Zoning By-law Amendment is allowed, in part, and that the Town of Caledon Zoning By-law No. 2005-50, as amended, is hereby amended in the manner

set out in **Attachment 2** to this Order. The Tribunal authorizes the municipal clerk to assign a number to this by-law for record keeping purposes.

AND THE TRIBUNAL ORDERS that the appeal filed by Triple Crown Line Developments with respect to the Draft Plan of Subdivision is allowed, in part, and the Draft Plan of Subdivision dated January 18, 2021 and shown in **Attachment 3** to this Order is approved subject to the fulfilment of the conditions set out in **Attachment 4** to this Order.

AND THE TRIBUNAL FURTHER ORDERS that pursuant to subsection 51(56.1) of the *Planning Act*, the City of Brampton, as the approval authority in which the lands are situated, shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Planning Act*.

This is the Order of the Tribunal.

“Becky Fong”

Becky Fong
Registrar

If there is an attachment referred to in this document,
please visit www.olt.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Ontario Land Tribunals

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

AMENDMENT NO. 261
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. 261 of the Town of Caledon Official Plan.

AMENDMENT NO. 261

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A: THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule “D” Caledon East Land Use Plan and Section 7.7 for the Caledon East Secondary Plan of the Town of Caledon Official Plan to permit the development of a residential plan of subdivision which includes a variety of housing types as well as lands for open space, park, stormwater management purposes.

The proposed amendment to Schedule “D” is to:

- Redesignate a portion of the lands from Open Space Policy Area to Low Density Residential;
- Redesignate a portion of the lands from Low Density Residential to Open Space Policy Area;
- Redesignate a portion of the lands from Low Density Residential to Medium Density Residential; and,
- Amend the locations of the Conceptual Neighbourhood Park and Parkette.

The proposed amendment to Section 7.7 is to create site specific policies to permit increased density in the Low Density Residential and Medium Density Residential designations and to permit an apartment building in the Medium Density Residential designation.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise an area of 63.98 ha (158.1 ac) The property is municipally known as 15717 Airport Road and is located on the east side of Airport Road, north of Olde Base Line Road in Caledon East.

Basis of the Amendment:

The applicant, Design Plan Services Inc., on behalf of Triple Crown Line Developments Inc., has requested an amendment to the Town of Caledon Official Plan to redesignate the lands to permit the development of a residential plan of subdivision.

The subject property is located within the 2031 settlement boundary of the Rural Service Centre of Caledon East. The property is designated Low Density Residential, Institutional, Open Space Policy Area on Schedule “D” Caledon East Land Use Plan in the Town of Caledon Official Plan. Schedule “D” also identifies a Conceptual Parkette Location, Conceptual Neighbourhood Park Location, and Conceptual Vehicle Connection on the lands. These land use designations permit the development of a residential plan of subdivision, protects environmental features and provides guidance on the locations of parks and roads.

The applicant has submitted Official Plan Amendment, Draft Plan of Subdivision and Zoning

By-law Amendment applications, including various technical studies and plans in support of the proposed amendment and applications. The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on April 3, 2018.

The Official Plan Amendment will amend Schedule “D” Caledon East Land Use Plan to:

- Redesignate a portion of the lands from Open Space Policy Area to Low Density Residential;
- Redesignate a portion of the lands from Low Density Residential to Medium Density Residential; and,
- Redesignate a portion of the lands from Low Density Residential to Open Space Policy Area;
- Amend the locations of the Conceptual Neighbourhood Park and Parkette.

The amendment will also create site specific policies to permit increased density in the Low Density Residential and Medium Density Residential designations, leveraging the density bonus permissions for retaining heritage structures on site within Section 3.3.3.6.3 of the Town’s Official Plan. The Medium Density Residential designation will also permit an apartment building.

The lands are also subject to a Municipal Comprehensive Review being undertaken by the Region of Peel, and an Official Plan Amendment as part of the Town of Caledon’s Official Plan Review Process, to refine the settlement boundary of the Rural Service Centre of Caledon East, which will facilitate residential development on those lands identified on Schedule “A” to this Amendment. Through the Municipal Comprehensive Review (MCR) being undertaken by the Region of Peel, the revised boundaries of the settlement area will be identified to the Province through this process for their approved modification. Subsequently, through the Official Plan Amendment to implement the Town of Caledon’s Official Plan Review, the settlement area boundary of the Rural Service Centre of Caledon East would be amended to align with the revised settlement area boundary of the MCR. Once these lands are within the settlement boundary of the Rural Service Centre of Caledon East, the appropriate land use designations will be adjusted and reflected on a future Schedule “D” of the Town of Caledon Official Plan without further amendment to the Official Plan. These lands will be subject to a Holding provision in the Zoning By-law and legal restrictions which will not be lifted/released until such time as the lands are located within a revised settlement area boundary of Caledon East.

Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the policies of the Growth Plan, 2020, Greenbelt Plan, 2017, Region of Peel Official Plan and Town of Caledon Official Plan.

PART B – THE AMENDMENT

This part of the document, entitled “Part B – The Amendment” and consisting of the following text constitutes Amendment No. 261 to the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:





1. Section 7.7.5.2 is amended by adding the following subsection 7.7.5.2.11:
 - 7.7.5.2.11 Notwithstanding subsections 7.7.5.2.2 and 7.7.5.2.4 of the Plan, the maximum net density permitted in the Low Density Residential designation shall be 21.2 units per hectare and a mix of single residential lot sizes with frontages generally ranging from 9.75 metres (32 feet) to 23 metres (75 feet) shall be required on lands legally described as Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel.
2. Section 7.7.5.3 is amended by adding the following subsection 7.7.5.3.9:
 - 7.7.5.3.9 Notwithstanding subsection 7.7.5.3.1 of the Plan, Medium Density Residential areas shall be permitted to have a net density range of 39.5 to 45.6 units/hectare on lands legally described as Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel.
3. Section 7.7.5.3 is amended by adding the following subsection 7.7.5.3.10:
 - 7.7.5.3.10 Notwithstanding subsection 7.7.5.3.2 of the Plan, within the Medium Density Residential area, an apartment building with a minimum height of 4 storeys and a maximum height of 6 storeys shall be permitted on the south-west corner of Summit Hill Drive and Celtic Avenue on the lands legally described as Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel.
4. “Schedule D” Caledon East Land Use Plan of the Town of Caledon Official Plan shall

be amended for the lands described as legally described as Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel, municipally known as 15717 Airport Road, Caledon East, from Low Density Residential and Open Space Policy Area to Low Density Residential, Open Space Policy Area, Medium Density Residential subject to Sections 7.7.5.2.11 and 7.7.5.3.9, and locations for the Conceptual Neighbourhood Park and Parkette in accordance with Schedule "A" attached hereto.

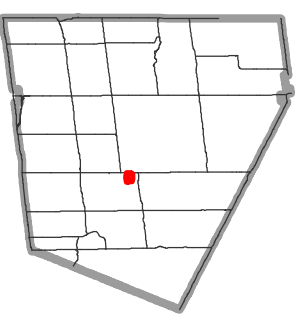
Implementation and Interpretation

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

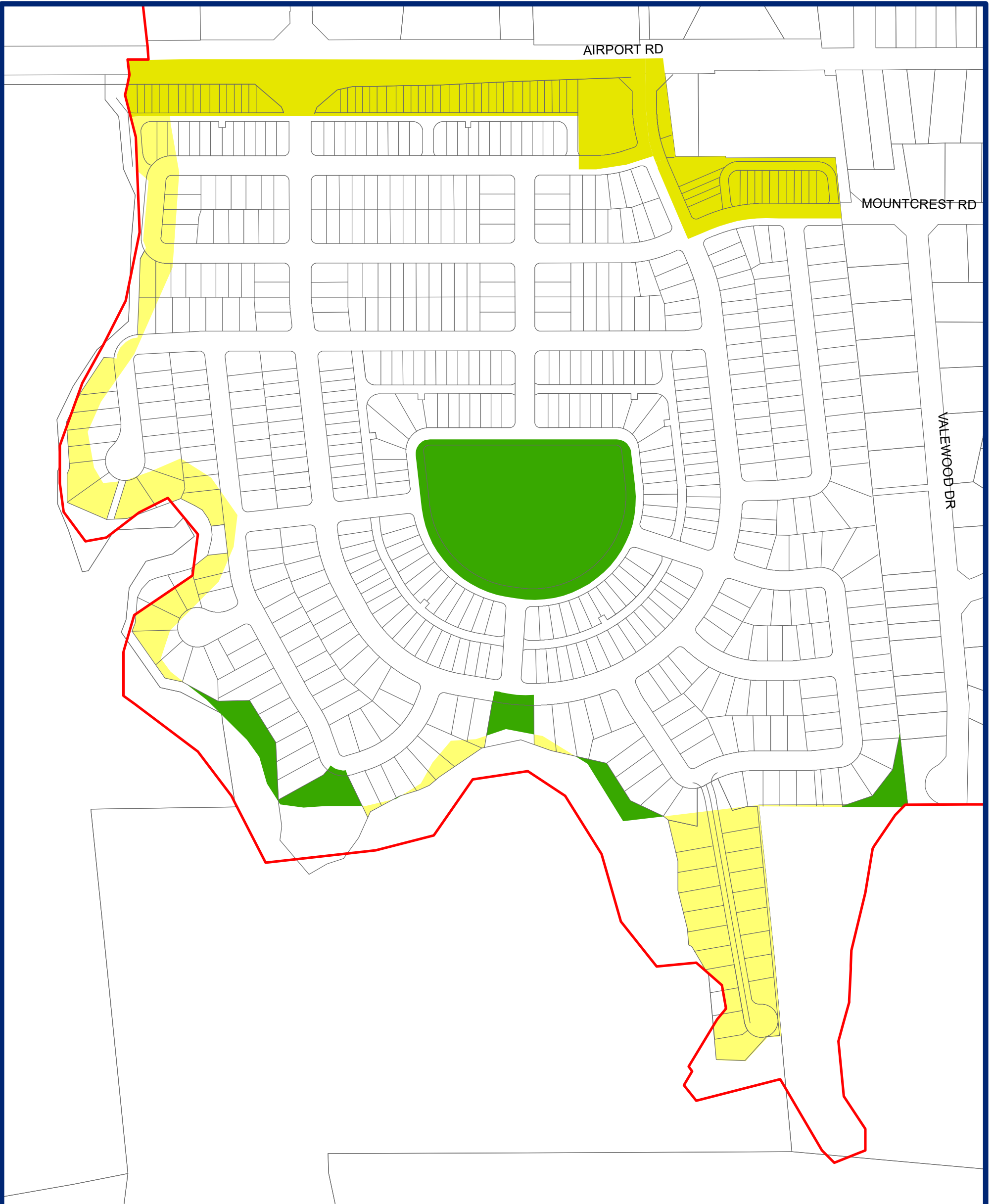
SCHEDULE A OPA 261

-  Settlement Boundary
-  Lands to be designated Low Density Residential
-  Lands to be designated Medium Density Residential
-  Lands to be designated Open Space Policy Area

Legal
Town of Caledon:
Regional Municipality of Peel



0 45 90 180 m



THE CORPORATION OF THE TOWN OF CALEDON

Being a by-law to amend Comprehensive
Zoning By-law 2006-50, as amended,
with respect to lands municipally known as
15505 and 15717 Airport Road.

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 considers it desirable to pass a zoning by-law to permit the use of legally described as Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel, for residential, environmental, recreational, infrastructure and stormwater management purposes.

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

General

Zoning By-law 2006-50, as amended, is hereby amended as follows:

1. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RM	642	- <i>Building, Apartment</i>	<p><i>Front Lot Line</i> For the purpose of this zone, the <i>front lot line</i> shall be deemed to be the <i>lot line</i> adjacent to Airport Road.</p> <p><i>Exterior Side Lot Line</i> For the purpose of this zone, the <i>exterior side lot lines</i> shall be deemed to be the <i>lot lines</i> adjacent to:</p> <ul style="list-style-type: none"> - The daylight triangle at Airport Road and Summit Hill Drive; - Summit Hill Drive; - Celtic Avenue; and,

			<ul style="list-style-type: none"> - Triple Way and southerly adjacent townhouse block. <p>Building Area (maximum) N/A</p> <p>Front Yard</p> <ul style="list-style-type: none"> - Minimum 2.0 m - Maximum 4.0 m <p>Exterior Side Yard</p> <ul style="list-style-type: none"> - Minimum 2.0 m - Maximum 4.0 m <p>Building Height</p> <ul style="list-style-type: none"> - Minimum 18.0 m - Maximum 28.0 m <p>Landscape Area (minimum) 20%</p> <p>Privacy Yard (minimum) N/A</p> <p>Play Facility (minimum) N/A</p> <p>Planting Strip (minimum)</p> <ul style="list-style-type: none"> - Along any <i>lot line</i> abutting Airport Road, the daylight triangle at Airport Road and Summit Hill Drive, and Summit Hill Drive 2.0 m - Along any <i>lot line</i> abutting Triple Way and Celtic Avenue 3.0 m <p>Driveway Setback (minimum) 2.0 m</p> <p>Parking Space Setback (minimum)</p> <ul style="list-style-type: none"> - From any <i>street line</i> 6.0 m - From any <i>lane</i> 2.0 m <p>The minimum setback to a sight triangle is 5 m.</p> <p>For the purpose of this <i>zone</i>, with the exception of pedestrian walkways, lands abutting Airport Road and Summit Hill Drive shall be developed with a continuous <i>building face</i>.</p>
--	--	--	---

			<p>For the purpose of this zone, all garbage from an <i>apartment building</i> shall be stored internally to the <i>building</i>.</p> <p>Accessory Buildings For the purpose of this zone, <i>accessory buildings</i> shall not be permitted.</p> <p>Site Plan Control For the purpose of this zone, Site Plan Approval, pursuant to Section 41 of the <i>Planning Act</i>, R.S.O. 1990, as amended, is required for Block 557 on draft approved plan (File No. 21T-17004C).</p>
R1	643	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached</i> - <i>Home Occupation (1)</i> 	<p>Lot Area (minimum) 310 m²</p> <p>Lot Frontage (minimum)</p> <ul style="list-style-type: none"> - <i>Corner Lot</i> 14.0 m - <i>Other Lots</i> 11.6 m <p>Building Area (maximum) N/A</p> <p>Front Yard (minimum) 6.0 m</p> <p>Exterior Side Yard (minimum) 3.0 m</p> <p>Interior Side Yard (minimum) 1.2 m</p>
R1	644	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Detached, Rear-Lane</i> - <i>Home Occupation (1)</i> 	<p>Rear Lane Detached Dwelling For the purpose of this zone, <i>rear-lane detached dwelling</i> means a <i>detached dwelling</i> with a <i>driveway</i> access to a <i>lane</i> adjacent to the <i>rear lot line</i>.</p> <p>Front Lot Line For the purpose of this zone, the <i>front lot line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> intersected by a <i>driveway</i>.</p> <p>Rear Lot Line For the purpose of this zone, the <i>rear lot line</i> shall be the <i>lot line</i> adjacent to a public <i>lane</i>.</p>

			<p>Measuring of Required Setbacks for the Rear-Lane Detached Dwelling Where a portion of the <i>lot</i> has been dedicated to an agency for utilities or snow storage, the setback for the <i>rear-lane detached dwelling</i> shall be measured to a hypothetical <i>rear</i> or <i>side yard</i> projected from the <i>front, side, rear</i> or <i>exterior lot line</i>.</p> <p>Access Regulations Notwithstanding Section 4.3.1, a <i>rear-lane detached dwelling</i> and associated <i>accessory structures</i> or <i>accessory buildings</i> may be erected on a <i>lot</i> without frontage on a public <i>lane</i> or private <i>street</i>, provided <i>driveway</i> access to the <i>rear lot line</i> is available from a public or private <i>street</i> or <i>lane</i>.</p> <p>Lot Area (minimum) 300 m²</p> <p>Lot Frontage (minimum) - <i>Corner Lot</i> 11.5 m - <i>Other Lots</i> 9.7 m</p> <p>Building Area (maximum) N/A</p> <p>Front Yard (minimum) 3.0 m</p> <p>Exterior Side Yard (minimum) 3.0 m</p> <p>Interior Side Yard (minimum) 1.2 m</p> <p>Rear Yard (minimum) - To a <i>rear-lane detached dwelling</i> N/A - To a <i>detached private garage</i> 1.2 m</p> <p>Building Height (maximum) - <i>Rear-Lane Detached Dwelling</i> 10.5 m - <i>Detached Private Garage</i> 8.0 m</p> <p>Detached Private Garage For the purpose of this <i>zone</i>, a <i>detached private garage</i> with <i>driveway</i> access to a <i>lane</i> shall not be subject to Section 4.2.2.ii (accessory uses, building area).</p>
--	--	--	--

			<p>Building and Structure Location A <i>building</i> or <i>structure</i> shall not be located within 0.6 m of any <i>lot line</i>.</p>
R1	645	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Common Element Detached</i> - <i>Home Occupation (1)</i> 	<p>Common Element Detached Dwelling For the purpose of this zone, a <i>common element detached dwelling</i> shall be a <i>detached dwelling</i> which fronts onto a <i>private road</i>.</p> <p>Street For the purpose of this zone, a <i>street</i> shall include a <i>private road</i>.</p> <p>Site Plan Control For the purpose of this zone, Site Plan Approval, pursuant to Section 41 of the <i>Planning Act</i>, R.S.O. 1990, as amended, is required for Blocks 558 and 577 on draft approved plan (File No. 21T-17004C).</p>
RT	646	<ul style="list-style-type: none"> - <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Townhouse, Rear-Lane</i> - <i>Home Occupation (1)</i> 	<p>Rear Lane Townhouse Dwelling For the purpose of this zone, <i>Rear-Lane Townhouse Dwelling</i> means a <i>townhouse dwelling</i> with a <i>driveway</i> access to a <i>lane</i> adjacent to the <i>rear lot line</i>. Notwithstanding the above, for the <i>rear-lane townhouse dwelling</i> identified as “breezeway units”, the <i>rear-lane townhouse dwelling</i> is permitted to be attached to the <i>dual garage</i>.</p> <p>Dual Garage For the purpose of this zone, a <i>dual garage</i> means the whole of a <i>buildings</i> that is divided vertically along a <i>lot line</i> into 2 or more separate <i>private garages</i>. For the purpose of this zone, <i>Dual Garages</i> are permitted on Blocks 547 to 549 (inclusive) on draft approved plan (File No. 21T-17004C) only.</p> <p>Front Lot Line For the purpose of this zone, the <i>front lot line</i> shall be the <i>lot line</i> opposite to the <i>lot line</i> intersected by a <i>driveway</i>.</p>

			<p>Rear Lot Line For the purpose of this zone, the <i>rear lot line</i> shall be the <i>lot line</i> adjacent to a public <i>lane</i>.</p> <p>Access Regulations Notwithstanding Section 4.3.1, a <i>Rear Lane Townhouse Dwelling</i> and associated <i>accessory structures</i> or <i>accessory buildings</i> may be erected on a <i>lot</i> without frontage on a public <i>lane</i> or private <i>street</i>, provided <i>driveway</i> access to the <i>rear lot line</i> is available from a public or private <i>street</i> or <i>lane</i>.</p> <p>Accessory Apartment</p> <ul style="list-style-type: none"> - For the purpose of this zone, an <i>accessory apartment</i> may be permitted within the <i>rear-lane townhouse dwelling</i> or within a <i>dual garage</i> subject to Section 4.2.4. - Notwithstanding Section 4.2.4.iii, the maximum size of an <i>accessory apartment</i> within a <i>dual garage</i> shall be 50% of the floor area of the <i>dual garage</i> and shall only be permitted on a floor above the ground floor. <p>Lot Area (minimum) 145 m²</p> <p>Lot Frontage (minimum) 6.7 m</p> <p>Backyard Amenity Area (minimum)</p> <ul style="list-style-type: none"> - <i>Rear-lane townhouse dwellings</i> identified as “breezeway units” 18 m² - All other <i>rear-lane townhouse dwellings</i> on Blocks 547 to 549 (inclusive) on draft approved plan (File No. 21T-17004C) 28 m² - All other <i>rear-lane townhouse dwellings</i> N/A <p>Building Area (maximum) N/A</p> <p>Front Yard (minimum) 3.0 m</p> <p>Exterior Side Yard (minimum) 3.0 m</p>
--	--	--	--

			<p>Interior Side Yard (minimum)</p> <ul style="list-style-type: none"> - To the <i>main building</i> 1.2 m - To the exterior wall of a <i>dual Garage</i> 1.2 m - Between attached <i>dwelling units</i> Nil - Between attached <i>dual garages</i> Nil <p>Rear Yard (minimum)</p> <ul style="list-style-type: none"> - To a <i>rear-lane townhouse dwelling with attached private garage</i> 6.0 m - To a <i>dual garage</i> 0.6 m <p>Building Height (Maximum)</p> <ul style="list-style-type: none"> - <i>Rear-Lane Townhouse Dwelling</i> 12.0 m - <i>Dual Garage</i> 8.0 m - The portion of a <i>building connecting the rear-lane townhouse dwelling and dual garage</i> 5.5 m <p>Dual Garage For the purpose of this zone, a <i>dual garage with driveway access to a lane</i> shall not be subject to Section 4.2.2.ii (accessory uses, building area).</p> <p>Site Plan Control For the purpose of this zone, Site Plan Approval, pursuant to Section 41 of the <i>Planning Act</i>, R.S.O. 1990, as amended, is required for Blocks 547 to 549 (inclusive) on draft approved plan (File No. 21T-17004C).</p>
--	--	--	--

2. The following is added to Table 13.3:

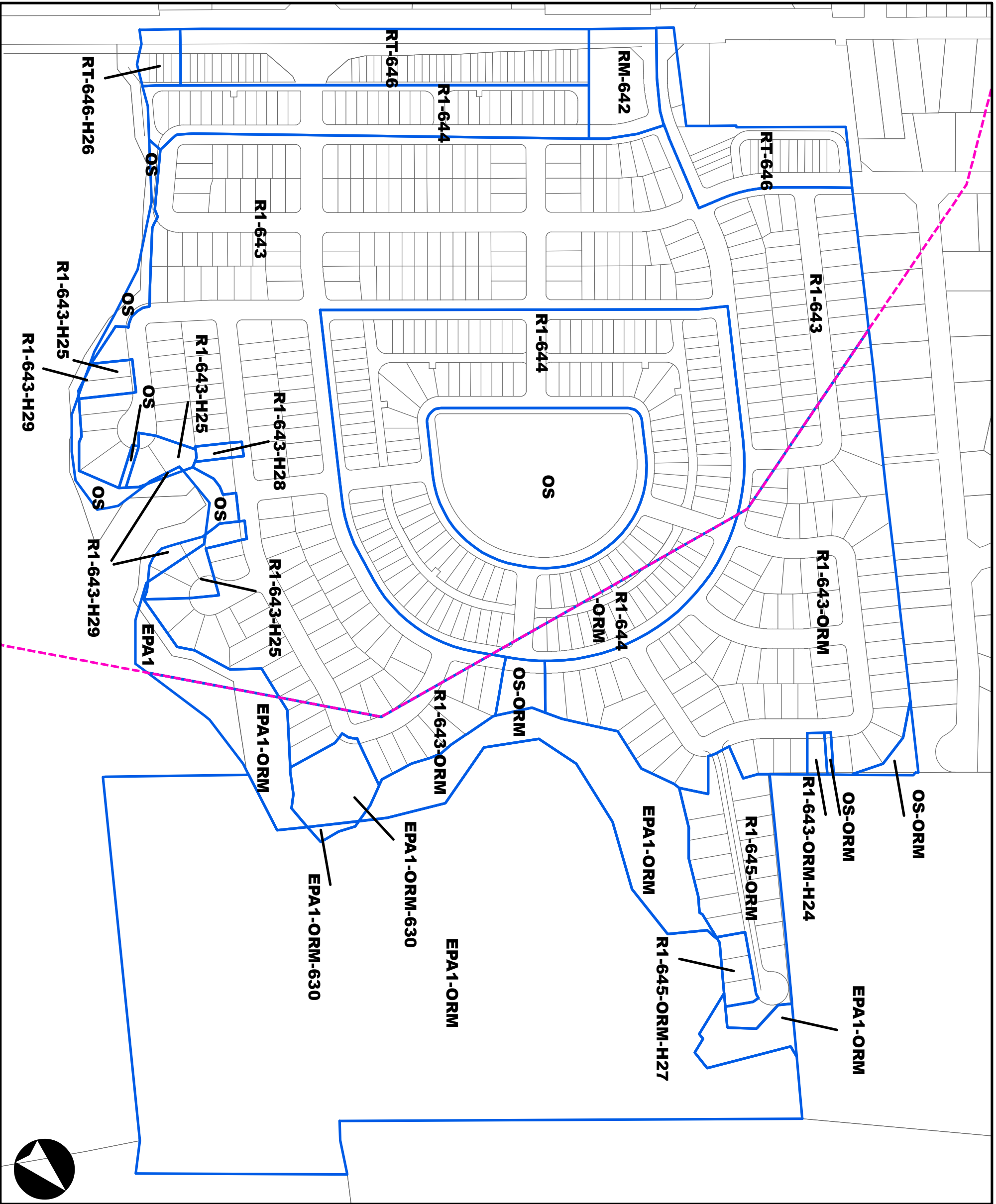
Zone Designation	Location	Conditions for Removal
R1-643-H24	Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion),	Until such time as the Holding Symbol is removed, no person shall <i>use</i> the lands to which the letter (H) applies for any <i>use</i> other than the <i>use</i> which legally existed on the effective date of this By-law.

	as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel	With respect to the lands <i>zoned</i> Residential One – Exception 643 – Oak Ridges Moraine - Holding 24 (R1-643-ORM-H24), the Holding “H” Symbol shall not be removed until such time as: <ol style="list-style-type: none"> 1. The Town of Caledon has confirmed the use of the adjacent lands to the rear of Lot 77 on draft approved plan (File No. 21T-17004C), legally described as Part of Lot 20, Concession 1 (Albion) and further referred within this condition as “Town Owned Lands”, in order to protect for appropriate access to and trail connections through the Town Owned Lands.
R1-643-H25	Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel	Until such time as the Holding Symbol is removed, no person shall <i>use</i> the lands to which the letter (H) applies for any <i>use</i> other than the <i>use</i> which legally existed on the effective date of this By-law. <p>With respect to the lands <i>zoned</i> Residential One – Exception 643 – Holding 25 (R1-643-H25), the Holding “H” Symbol shall not be removed until such time as:</p> <ol style="list-style-type: none"> 1. Lots 153 to 155 (inclusive), 158, 223, 224, 229 and 230 on draft approved plan (File No. 21T-17004C), until such time that these lots are located within a Town of Caledon Settlement Area.
RT-646-H26	Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-	Until such time as the Holding Symbol is removed, no person shall <i>use</i> the lands to which the letter (H) applies for any <i>use</i> other than the <i>use</i> which legally existed on the effective date of this By-law. <p>With respect to the lands <i>zoned</i> Townhouse Residential – Exception 646 – Holding 26 (RT-646-H26), the Holding “H” Symbol shall not be removed until such time as:</p> <ol style="list-style-type: none"> 1. Block 556 on draft approved plan (File No. 21T-17004C), until such time that this block is located within a Town of Caledon Settlement Area.

	38255; Town of Caledon; Regional Municipality of Peel	
R1-645-H27	Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel	<p>Until such time as the Holding Symbol is removed, no person shall <i>use</i> the lands to which the letter (H) applies for any <i>use</i> other than the <i>use</i> which legally existed on the effective date of this By-law.</p> <p>With respect to the lands <i>zoned</i> Residential One – Exception 645 – Oak Ridges Moraine - Holding 27 (R1-645-ORM-H27), the Holding “H” Symbol shall not be removed until such time as:</p> <ol style="list-style-type: none"> 1. Block 577 on draft approved plan (File No. 21T-17004C), until such time that this block is located within a Town of Caledon Settlement Area.
R1-643-H28	Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel	<p>Until such time as the Holding Symbol is removed, no person shall <i>use</i> the lands to which the letter (H) applies for any <i>use</i> other than the <i>use</i> which legally existed on the effective date of this By-law.</p> <p>With respect to the lands <i>zoned</i> Residential One – Exception 643 – Holding 28 (R1-643-H28), the Holding “H” Symbol shall not be removed until such time as:</p> <ol style="list-style-type: none"> 1. The Owner has submitted a satisfactory Feasibility Study to the Town and Region, confirming that Block 571 on the draft approved plan (File No. 21T-17004C) is sized appropriately to accommodate the ultimate design of the pumping station with cultural heritage, access and maintenance considerations.
R1-643-H29	Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save	<p>Until such time as the Holding Symbol is removed, no person shall <i>use</i> the lands to which the letter (H) applies for any <i>use</i> other than the <i>use</i> which legally existed on the effective date of this By-law.</p> <p>With respect to the lands <i>zoned</i> Residential One – Exception 643 – Holding 29 (R1-643-H29), the</p>

	<p>and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel</p>	<p>Holding "H" Symbol shall not be removed until such time as:</p> <ol style="list-style-type: none"> 1. The Owner has demonstrated through a site grading/concept plan the limits of grading, the dwelling and driveway location and compliance with the Zoning By-law for Lots 153 to 155 (inclusive), 158, 223, 224, 229 and 230 on draft approved plan (File No. 21T-17004C), to the satisfaction of the Town.
--	--	---

3. Schedule "A", Zone Map 36b of By-law 2006-50, as amended is further amended for Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel, from Agricultural (A1), Agricultural - Oak Ridges Moraine (A1-ORM), Environmental Policy Area 2 Zone (EPA2) and Environmental Policy Area 2 Zone - Oak Ridges Moraine (EPA2-ORM) to Multiple Residential– Exception 642 (RM-642), Residential One – Exception 643 (R1-643), Residential One – Exception 643 – Oak Ridges Moraine (R1-643-ORM), Residential One – Exception 644 (R1-644), Residential One – Exception 644 – Oak Ridges Moraine (R1-644-ORM), Residential One – Exception 645 – Oak Ridges Moraine (R1-645-ORM), Townhouse Residential – Exception 646 (RT-646), Open Space (OS), Open Space – Oak Ridges Moraine (OS-ORM), Environmental Policy Area 1 Zone (EPA1), Environmental Policy Area 1 Zone – Oak Ridges Moraine (EPA1-ORM), Environmental Policy Area 1 Zone – Oak Ridges Moraine - Exception 630 (EPA1-ORM-630), Residential One – Exception 643 – Oak Ridges Moraine - Holding 24 (R1-643-ORM-H24), Residential One – Exception 643 – Holding 25 (R1-643-H25), Residential One – Exception 643 – Holding 29 (R1-643-H29), Townhouse Residential – Exception 646 – Holding 26 (RT-646-H26), Residential One – Exception 645 – Oak Ridges Moraine - Holding 27 (R1-645-ORM-H27) and Residential One – Exception 643 – Holding 28 (R1-643-H28) in accordance with Schedule "A" attached hereto.



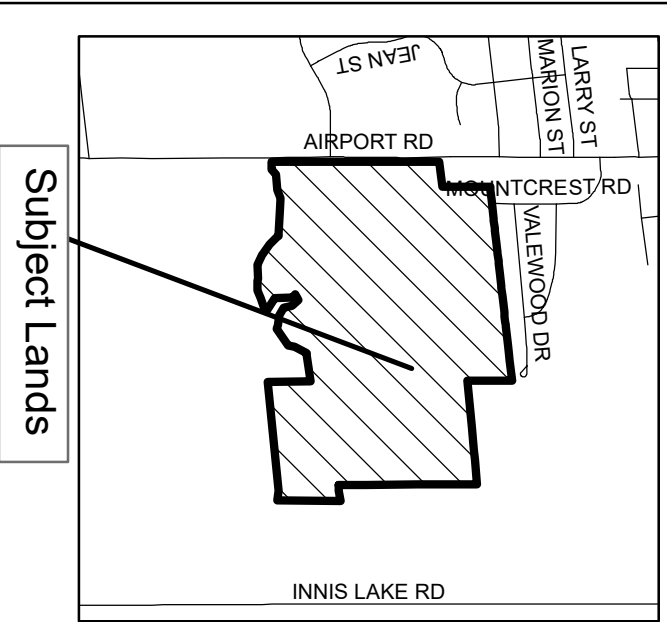
Schedule A

15505 and 15717 Airport Road
Town of Caledon,
Regional Municipality of Peel

Legend

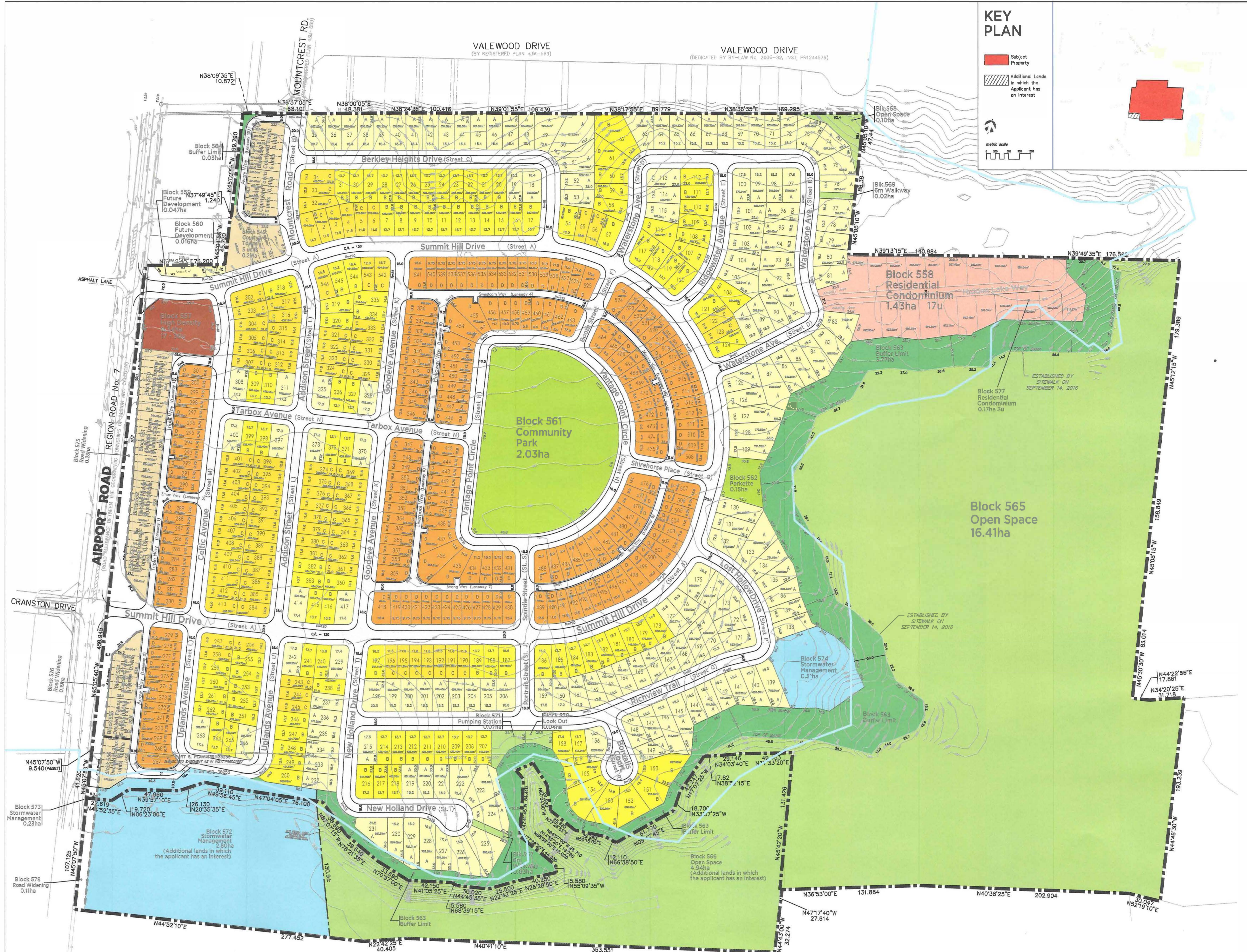
- Lands to be rezoned from Agricultural (A1), Agricultural - Oak Ridges Moraine (A1-ORM), Environmental Policy Area 2 (EPA2), Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to the zones identified on this Schedule
- Oak Ridges Moraine Boundary

Key Map



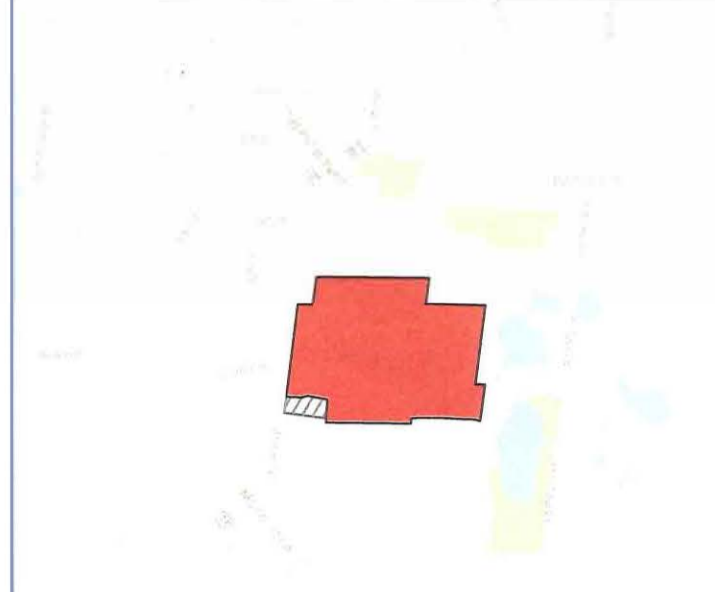
Date: December 16, 2020

File: RZ 17-06



KEY PLAN

- Subject Property
- Additional Lands in which the Applicant has an Interest



AREA TABLE

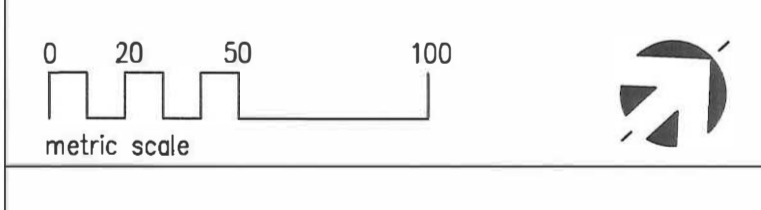
Detached Single Family Lots 1-546	24.67ha±
Townhouses (Decked & Courtyard) Blocks 547-556	1.45
High Density Block 557	0.34
Residential Condominium (Block 558, 577)	1.60
Future Development (Block 559 & 560)	0.06
Community Park (Block 561)	2.03
Parkette (Block 562)	0.15
Buffer Limit (Blocks 563-564)	3.79
Open Space/Look Out/Walkways	21.54
Pumping Station (Block 571)	0.07
Stormwater Management (Blocks 572-574)	3.54
Public Roads & Laneways	11.88
Road Widening (Blocks 575-576, 578)	0.58
Total	71.70ha±

ROAD LENGTH

22.0m (72) R.O.W.	81m
20.0m (66) R.O.W.	1281
18.0m (59) R.O.W.	3721
16.0m (52) R.O.W.	588
8.0m (26) Laneway	1568
Condominium Driveway	252
Total	7491m

LEGEND

- Boundary of Subdivision
- Pavement (Diagrammatic Only)
- Town of Caledon Settlement Boundary/Greenbelt Plan, 2017 Settlement Area Boundary.



UNIT COUNT

15.2m (50) Single	154u
13.7m (45) Single	115
11.6m (38) Single	93
9.75m (32) Single (Laneway Unit)	183
6.7m (22) Decked Townhouse (Airport Road)	48
6.7m (22) Courtyard Townhouse (Street B)	17
High Density Block (Range is 49-85u/ha)	17-30
Condominium Block (Single Detached)	20
Total	647-660u

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

D Residential single family, townhouses, condominium, high density, future development, parks, pumping station and open space.

H Piped water to be provided.

I Silt loam soil.

K Sanitary and storm sewers to be provided.

NOTES

All measurements are in metres.
 All elevations refer to Geodetic Datum.
 All corner roundings are 5.0mR, unless otherwise stated.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

SEE ORIGINAL SUBMISSION
 Gary B. Vanderveen O.L.S. Signature Day Month Year
 Holding Jones Vanderveen Inc.

OWNERS AUTHORIZATION

I, TRIPLE CROWN LINE DEVELOPMENTS INC. hereby authorize DESIGN PLAN SERVICES INC. to prepare and submit a draft plan of subdivision for approval.

SEE ORIGINAL SUBMISSION / 28 / 01 / 2021
 Robert DeGasperis Signature Day Month Year
 President

DRAFT PLAN of PROPOSED SUBDIVISION PART of LOTS 18 & 19, CON. 1 (Geographic Township of Albion) TOWN of CALEDON REGIONAL MUNICIPALITY of PEEL

mbtw wai
 215 Wickwood Ave., Unit 1A, Toronto, Ontario, Canada M4H 1Z8
 Telephone: 416.449.1010
 www.mbtw.com

DESIGN PLAN SERVICES INC.
 Town Planning Consultants
 900 The East Mall, Suite 300
 Toronto, ON M9B 6K2
 Telephone: 416.625.5445
 www.designplan.ca

1:2000 Scale	Sept. 3/2020 Date	1692-107 Drawing Number	Hp Rev	JD Draw
--------------	-------------------	-------------------------	--------	---------

SCHEDULE 'A' CONDITIONS OF DRAFT APPROVAL

File: 21T-17004C

Subject: Draft Plan of Subdivision
Triple Crown Developments Inc.
15717 Airport Road
Part of Lot 18, Concession 1 (Albion), designated as Parts 4 to 6 on 43R-38255; Part of Lot 18, Concession 1 (Albion), as in AL19626; save and except Parts 1 and 2 on 43R-9786, Parts 1, 2 and 3 on 43R-37809, RO503142, RO1064987, AL4360, AL18868; Part of Lot 19, Concession 1 (Albion), designated as Parts 1 to 3 on 43R-38255; Town of Caledon; Regional Municipality of Peel
East Side of Airport Road, North of Olde Base Line Road

Draft Plan Approval Date:

This approval applies to the Draft Plan of Subdivision prepared by Design Plan Services Inc. and dated September 3, 2020 (the "Plan").

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.

It is the Owner's sole responsibility to monitor the clearing of conditions and the draft plan approval lapsing date. If the Owner wishes to request an extension of the foregoing **3** year period, a written explanation stating why the extension is necessary and the required processing fee must be submitted to and received by the Planning Department at least **180** days prior to the lapsing date. If the plan is not registered prior to the lapsing date, draft approval will be deemed to be lapsed, the application will be closed and should the Owner wish to proceed with the development, a new application and fees will be required to be submitted and processed.

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

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

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN REGION	1.	The owner shall enter into a Town of Caledon Subdivision Agreement or any other necessary agreements executed by the Owner, the Town and the Region or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Town and the Region respecting the development of these lands in accordance with the latest standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws.	LEGAL SERVICES REGION OF PEEL
TOWN	2.	<p>Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the <i>Planning Act</i>, R.S.O. 1990, c.P.13, as amended, and be in full force and effect. To this end, the Zoning By-law shall:</p> <ol style="list-style-type: none"> 1) Include a Holding (“H”) Symbol on Lot 77 on the draft approved plan to prohibit the use or development of the lot until such time that the Town has determined the use of the adjacent lands to the rear of Lot 77 on the draft approved plan, legally described as Part of Lot 20, Concession 1 (Albion) and further referred within this condition as “Town Owned Lands”, in order to protect for appropriate access to and trail connections through the Town Owned Lands. 2) Include a Holding (“H”) Symbol on a portion of Lots 153 to 155 (inclusive), 158, 223, 224, 229 and 230 and Blocks 556 and 577 on the draft approved plan to prohibit the use or development of these lots and blocks until such time that these lots are located within a Town of Caledon Settlement Area. 3) Include a Holding (“H”) Symbol on a portion of Lots 153 to 155 (inclusive), 158, 223, 224, 229 and 230 the draft approved plan to prohibit the use or development of these lots until such time that the Owner has demonstrated through a site grading/concept plan the limits of grading, the dwelling and driveway location and compliance with the Zoning By-law, to the satisfaction of the Town. 4) Include a Holding (“H”) Symbol on Lot 207 on the draft approved plan to prohibit the use or development of the lot until such time that a feasibility study has been completed to the satisfaction of the Town and Region, confirming that Block 571 on the draft approved plan is sized appropriately to 	<p>ZONING</p> <p>LANDSCAPE</p> <p>PLANNING</p> <p>PLANNING</p> <p>PLANNING</p>

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>accommodate the ultimate design of the pumping station with cultural heritage, access and maintenance considerations.</p> <p>5) Include appropriate zone provisions to protect for an apartment building on Block 557 on the draft approved plan which:</p> <ul style="list-style-type: none"> a) Is subject to Site Plan Control; b) Has significant street presence and massing along both Airport Road and Summit Hill Drive; c) Has a minimum height of 4 stories and a maximum height of 6 stories; d) Considers the design of the building façade, including the composition of the building and massing to support the building's prominence along Airport Road and Summit Hill Drive, to promote pedestrian-friendly streetscape and create a relationship with the townhouses through a podium-based design. e) Provides for a building elevation at the corner of Airport Road and Summit Hill Drive with plane changes to create visual relief and interest along long continuous stretches of building faces. The appearance of a long slab building shall be discouraged. The building should have a positive relationship with this prominent corner and be reflective of good architectural principles providing a connection between the facades on Airport Road and Summit Hill Drive. 	PLANNING
TOWN	3.	Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage signed by an Ontario Land Surveyor, to the satisfaction of the Town.	ZONING MUNICIPAL NUMBERING
TOWN	4.	<p>Prior to registration, the Owner shall provide a Certificate signed by an Ontario Land Surveyor and the Owner, stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan, to the satisfaction of the Town.</p> <p>Alternatively, if the plans are not the same, the Certificate shall identify any differences between the proposed registered plan and the latest draft plan, to the satisfaction of the Town.</p>	PLANNING
TOWN	5.	Prior to registration, the Owner shall provide a site-specific Development Phasing Plan, if required, to outline the intended sequence of development within the Plan, both geographically and chronologically, including the provision of necessary supporting road and servicing infrastructure, community features, the treatment of significant natural features and the provision of services, all to the satisfaction of the Town of Caledon.	PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	6.	<p>1) The Owner shall include the following warning clauses in a Schedule to all Purchase and Sale, or Lease Agreements for all lots/blocks in the Plan:</p> <p>a) "Purchasers and/or tenants are advised that agricultural uses, industrial uses, commercial uses, institutional uses (school), a pumping station and the Royal Ambassador event centre exist in the area."</p> <p>b) "Purchasers and/or tenants are advised that Lots 77, Lots 153 to 155 (inclusive), 158, 223, 224, 229 and 230 and Blocks 556 and 577 on the draft approved plan on the draft approved plan are subject to a Holding ("H") symbol in the implementing Zoning By-law and will not be developed until such time that the conditions to remove/lift the "H" have been satisfied and Council has passed a By-law doing so."</p> <p>c) "Purchasers and/or tenants are advised that any adjacent open spaces, greenway corridors, greenlands, valleylands, woodlots, natural features and stormwater management facilities will be left in a naturally vegetated condition and receive minimal maintenance. Uses such as private picnic, barbeque or garden areas, storage of materials and/or dumping of refuse or plowed snow are not permitted on these lands."</p> <p>d) "Purchasers and/or tenants are advised that fencing along the lines of Lots and/or Blocks abutting public lands is a requirement of the Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, entirely on private property as shown on the approved construction drawings. Prior to assumption, the fencing installed shall not be altered in any way, including the addition of gates. Any costs to repair modifications will be the responsibility of the Owner. Upon assumption of the subdivision by the Town, the maintenance of the fencing shall meet Town of Caledon By-laws and shall be the sole responsibility of the lot owner to maintain. To view approved drawings, please contact the Town of Caledon, Planning and Development Services Division."</p> <p>e) "Purchasers and/or tenants are advised that some streets may have sidewalks on both sides of the street. To confirm sidewalk locations, please contact the Town of Caledon, Planning and Development Services Division."</p> <p>f) "Purchasers and/or tenants are advised that wider than standard width sidewalks may be implemented in front of your property. Please check with the Town of Caledon to</p>	<p>PLANNING</p> <p>PLANNING</p> <p>LANDSCAPE ENGINEERING</p> <p>ENGINEERING LANDSCAPE</p> <p>PLANNING</p> <p>ENGINEERING</p>

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>confirm sidewalk widths.”</p> <p>g) “Purchasers and/or tenants are advised to confirm with the Town of Caledon final locations of street trees, sidewalks, infrastructure and utilities that may be located on or adjacent to the property they are purchasing or leasing.”</p> <p>h) “Purchasers and/or tenants are advised that the number of parking spaces provided per dwelling may not be the equivalent of one parking space per bedroom within the dwelling. To confirm parking provided on a lot, please contact the Town of Caledon, Planning and Development Services Division.”</p> <p>i) “Purchasers and/or tenants are advised that street trees and lot planting are a requirement of the Subdivision Agreement. The Town of Caledon will not accept requests for changes to tree species types or the elimination of any planting. Utility locations, setbacks and driveway locations may cause landscape modifications or deletions on residential lots. Purchasers and/or tenants are advised to confirm with the developer’s consulting landscape architect or the Town of Caledon, Planning and Development Services Division for proposed locations of any landscape features.”</p> <p>j) “Purchasers and/or tenants are advised that existing trees that may have been retained on private residential lots are the sole responsibility of the lot owner and/or tenant to maintain.”</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall include in all agreements of purchase and sale, a warning clause alerting the prospective home purchasers or the existence of any potential incompatible uses or features on adjacent lands (i.e., noxious use, commercial/industrial uses, berms, noise walls, stormwater management facilities, etc.), in wording to the satisfaction of the Town.</p> <p>3) A clause shall be included in the Subdivision Agreement stating that the Owner shall include all above-noted warning clauses in all agreements of Purchase and Sale and Lease Agreements.</p>	<p>LANDSCAPE ENGINEERING</p> <p>PLANNING</p> <p>LANDSCAPE</p> <p>LANDSCAPE</p> <p>PLANNING ENGINEERING LANDSCAPE</p> <p>PLANNING ENGINEERING LANDSCAPE</p>
TOWN	7.	<p>1) A clause shall be included in the Subdivision Agreement prohibiting the use or development of Lots 153 to 155 (inclusive), 158, 223, 224, 229 and 230 and Blocks 556 and 577 on the draft approved plan until such time that these lots are located within a Town of Caledon Settlement Area.</p> <p>2) Prior to registration of the Plan, Lots 153 to 155 (inclusive), 158, 223, 224, 229 and 230 on the draft approved plan shall</p>	<p>PLANNING</p>

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>be located entirely within a Town of Caledon Settlement Area. Alternatively, the draft plan shall be redlined to the satisfaction of the Town to amend the boundary of the lots to achieve buildable lots and to create residential reserve blocks for those portions of the lots outside of the Settlement Area which shall then be transferred to the appropriate public agency which owns the adjacent buffer block. A clause shall be included in the Subdivision Agreement stating the same.</p>	
TOWN	8.	<p>A clause shall be included in the Subdivision Agreement indicating that Blocks 547 to 549 (inclusive) and Blocks 558, 557 and 577 on the draft approved plan are subject to Site Plan Control.</p>	PLANNING
TOWN	9.	<p>Prior to Preliminary Acceptance, the Owner shall submit a Feasibility Study and associated plans and materials to the satisfaction of the Town and Region, confirming that Block 571 on the draft approved plan is sized appropriately to accommodate the ultimate design of the pumping station with cultural heritage, access and maintenance considerations. If required, Lot 207 on the draft approved plan will be added to Block 571 on the draft approved plan to ensure an appropriate land size to meet these needs and the Owner shall redline the draft approved plan accordingly and submit all required fees and supporting material to ensure the appropriate use of the lands. To this end, a Holding ("H") Symbol with appropriate clauses shall apply to Lot 207 on the draft approved plan in the implementing Zoning By-law. A clause shall be included in the Subdivision Agreement outlining these requirements.</p>	PLANNING
TOWN	10.	<ol style="list-style-type: none"> 1) Prior to grading, servicing or registration of the Plan or any phase thereof, whichever comes first, the Owner shall provide, to the satisfaction of the Town and the Toronto and Region Conservation Authority, the following: <ol style="list-style-type: none"> a) Evidence from the Ministry of the Environment, Conservation and Parks which identifies any permits and/or other authorizations required under Ontario's Endangered Species Act, 2007 ("ESA") and its prescribed regulations; b) Evidence from Fisheries and Oceans Canada (DFO) which identifies any permits and/or authorizations required; and, c) Evidence of the proposed measures both on-site and off-site, or any combination thereof, to meet all requirements under the ESA and its prescribed regulations, if required. 2) A clause shall be included in all Grading, Servicing and Subdivision Agreements stating that the Owner shall attain 	PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>all necessary approvals and permissions from the Ministry of the Environment, Conservation and Parks that may be required for this development, its servicing, or any component thereof, in accordance with the timelines prescribed under the ESA and its regulations; and, that the Owner acknowledges and agrees to its exclusive responsibility to meet all requirements under the ESA and its prescribed regulations.</p> <p>3) A clause shall be included in all Grading, Servicing and Subdivision Agreements stating that the Owner shall attain all necessary approvals and permissions from Fisheries and Oceans Canada (DFO) that may be required for this development, its servicing or any component thereof.</p>	
TOWN	11.	<p>A clause shall be included in the Subdivision Agreement stating that prior to assumption, the Owner shall:</p> <p>a) Prepare and submit a chart to the Town, outlining all the terms and conditions of the Subdivision Agreement that must be fulfilled prior to assumption; and,</p> <p>b) Provide evidence of compliance with all terms and conditions of the Subdivision Agreement and any other applicable agreement, at its sole cost and expense to the Town, all to the satisfaction of the Town.</p>	PLANNING
TOWN	12.	<p>Prior to each of grading approval, servicing approval and registration, the Owner shall provide evidence of compliance with all of the conditions of draft approval, at its sole cost and expense, to the satisfaction of the Town.</p>	PLANNING
TOWN	13.	<p>1) Prior to registration, the Owner shall erect a sign of a minimum size of 1.2 m by 1.2 m on all open space blocks, environmental blocks, berms/buffers blocks, stormwater management facilities blocks, maintenance blocks, park blocks, townhouse blocks, medium density blocks, pumping station, park and parkette blocks, and future or phased development blocks. The signage and location shall be approved by the Town prior to the erection of the sign(s) on the property.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall maintain these signs in good condition until such time as all building permits have been issued, at which time the Owner shall remove these signs.</p>	PLANNING
TOWN	14.	<p>A clause shall be inserted in the Subdivision Agreement which requires that upon registration of the plan, the Owner shall convey any reserve blocks which, together with reserve blocks on an adjacent plan of subdivision will ultimately create functional lots/blocks, to the Owner of the adjacent plan of subdivision. If the</p>	PLANNING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		adjacent plan of subdivision has already been registered, prior to registration, the Owner shall receive any reserve blocks created by the registration of an adjacent plan of subdivision and the final M-Plan will show which lots will be registered by the Owner. In the alternative, the Owner shall create functional lots/blocks within their plan of subdivision through an alternative arrangement to the satisfaction of the Town.	
TOWN	15.	<p>1) Prior to a) offering units for sale and prior to b) grading, servicing or registration (any combination of a) and b)), the Owner shall provide or cause to be provided, information on universal design options available to purchasers within the development, including, but not limited to, a list of available universal design features (i.e. ramps, handrails, etc.), floor plans, specifications and approximate cost, to the Town for approval. A list of suggested universal design features is available on the Town's website. The Owner shall notify any prospective builder of this requirement.</p> <p>2) Prior to offering units for sale, the Owner shall provide proof of the display of information regarding universal design features available for purchasers, in a place readily available to the public within the Sales Office, to the satisfaction of the Town.</p> <p>In the alternative, if a sales office does not exist, the owner shall provide promotional advertising material (i.e. brochures, websites, etc.) that include information regarding universal design features available for purchasers, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the Subdivision Agreement to reflect 1) and 2) above.</p>	POLICY
TOWN	16.	<p>1) Prior to registration, the Owner's surveyor shall submit to the Town, horizontal coordinates of all boundary monuments for the draft approved plan of subdivision. These coordinates are to be based on 6 degree UTM Projection and NAD83 Datum.</p> <p>2) Prior to each, grading, servicing and registration of the Plan, the Owner shall provide a digital submission of the Plan to the Town, in accordance with the Town's Digital Submission Standard requirements, to the satisfaction of the Town.</p> <p>3) A clause shall be included in the Subdivision Agreement stating that after registration of the Plan, the Owner shall provide a digital submission of the Plan to the Town, in accordance with the Town's Digital Submission Standard requirements, to the satisfaction of the Town.</p>	INFORMATION TECHNOLOGY
TOWN	17.	1) Prior to grading or any soil disturbance, the Owner shall complete any required Archaeological Assessment Reports	HERITAGE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>to the satisfaction of the Town and Ministry of Tourism, Culture and Sport and the Town of Caledon.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall carry out, or cause to carry out, the recommendations set out in the aforementioned report to the satisfaction of the Town.</p>	
TOWN	18.	<p>1) Prior to grading, all streets shall be named to the satisfaction of the Town and Region. In this regard, the Owner shall review the Town's and Region's Street Naming Guidelines and submit a list of proposed street names incorporating appropriate historical references to the Town. In accordance with the Town's Street Naming Policy and Procedure, the following shall be shown on the final Plan submitted for approval:</p> <p>1) At least one street name of appropriate heritage significance; and,</p> <p>2) At least one street name in recognition of a Caledon Military Veteran who died in service.</p> <p>2) A clause shall be inserted in each of the Servicing and the Subdivision Agreement requiring that special signage entailing a poppy symbol is to be used for all street signs associated with a Military Veteran, including but not limited to "Addison Street", "Basil Way" and "Strong Way", to the satisfaction of the Town. The required signage is to be included/detailed as part of the approved engineering drawings.</p>	HERITAGE
TOWN REGION OF PEEL	19.	<p>1) Prior to grading:</p> <p>1) The Owner shall submit a Heritage Impact Assessment to the Town, conducted by a heritage consultant who is a member of the Canadian Association of Heritage Professionals (CAHP). The Assessment shall, at a minimum:</p> <p>a) Provide mitigation measures that include the adaptive reuse of the "McLeod House" as a pumping station and at least three other adaptive re-use proposals for the building's retention on site and recommend a Conservation Plan for a minimum of a 20 year period from the time of registration of the subdivision; and,</p> <p>b) Provide direction for the designation of the "McLeod House" under Part 4 of the <i>Ontario Heritage Act</i>, which will include a proposal to move the building within the existing property limits depending on the final agreed upon use and establishing a reference plan with appropriate</p>	HERITAGE ENGINEERING REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>property setbacks at its new location;</p> <p>b) The Owner shall submit a Conservation Plan to the Town, as directed by the approved Heritage Impact Assessment, researched and written by a Heritage Architect or Heritage Conservation Specialist who is a current and active member of the Canadian Association of Heritage Professionals (CAHP);</p> <p>c) The Owner shall provide a Feasibility Study conducted by a licensed engineer. The Study shall include, at a minimum:</p> <ul style="list-style-type: none"> a) An in-depth analysis of the requirements for the size of the pumping station for the subdivision; b) A volume comparison for all equipment and access of the pumping station and its relationship to the interior volume of the “McLeod House”; c) A structural analysis of the “McLeod House” to determine of the integrity of the use of the house as a pumping station structure; d) An analysis of the existing structure to determine the viability of moving the house from its existing location to the proposed pumping station location at the southern portion of the subdivision; e) Details on any structural work required to maintain the integrity of the existing house and confirmation on the retention and use of the existing extension as part of the pumping station (e.g. equipment storage or office); <p>d) The Owner shall identify all recommended measures to protect and secure the “McLeod House” from earthworks and construction (e.g. fencing and exterior wrapping) to maintain the structural integrity of the building during site works and ensure the building’s retention and adaptive re-use on the existing property, as recommended by the approved Conservation Plan, on the approved engineering drawings;</p> <p>e) The Owner shall submit the appropriate securities, as determined by the Town, to maintain the structural integrity of the building during site works, until such time that the “McLeod House” is to be relocated on site;</p> <p>f) Install and maintain measures to protect and secure the ‘McLeod House’ from earthworks and construction (e.g. fencing and exterior wrapping) as recommended by the approved Conservation Plan and illustrated on the approved engineering drawings;</p> <p>g) Clauses shall be included in the Grading, Servicing and</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Subdivision Agreement stating that the Owner shall carry out, or cause to carry out, the recommendations set out in this condition to the satisfaction of the Town;</p> <p>All to the satisfaction of the Town.</p> <p>2) Prior to registration, the Owner shall submit a draft R-plan which establishes the limits of intended designation of the “McLeod House” under Part 4 of the <i>Ontario Heritage Act</i>, to the satisfaction of the Town.</p> <p>3) That a clause be included in the Subdivision Agreement that the Owner shall, upon registration of the Plan, designate the “McLeod House” under Part 4 of the <i>Ontario Heritage Act</i>, to the satisfaction of the Town.</p>	
TOWN	20.	<p>1) Prior to registration, the Owner shall provide securities to the Town for construction of any future park facilities, elements and/or features identified by the Town as being worthy of preservation. The security amount shall be based on an approved cost estimate and detailed plans, reports and/or drawings, to the satisfaction of the Town. The associated cost of all coordination and design work shall be at the sole cost of the developer.</p> <p>2) Any clauses required to implement the securing and construction of these elements and/or features shall be included in the Subdivision Agreement to the satisfaction of the Town.</p>	HERITAGE
TOWN	21.	<p>1) Prior to each of grading, servicing and registration, the Owner shall obtain municipal address numbers from the Town.</p> <p>2) A clause shall be included in the Subdivision Agreement requiring that these numbers be permanently embedded in or attached to the exterior of each dwelling once the dwelling is built and/or a permanent municipal address number sign be installed immediately upon receipt of a Building Permit as per the Town’s Municipal Numbering By-law and Guidelines.</p> <p>3) A clause shall be included in the Subdivision Agreement requiring that both the lot or block/unit number and corresponding municipal address be displayed on all lots and blocks in a prominent location, until such time that the lot/block is transferred.</p>	MUNICIPAL NUMBERING
TOWN	22.	<p>1) Prior to servicing, the Owner shall prepare a plan which identifies the location and design of the utility boxes (i.e. Canada Post mailboxes, hydro boxes, etc.). The Plan shall demonstrate that the Canada Post mailboxes are limited to a maximum of 3 boxes/modules in a row and that where there are more than 3 boxes/modules in a row, the Owner shall</p>	URBAN DESIGN

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>work with the Town to provide appropriate screening (i.e. landscaping, structure) of the boxes, where required by the Town, all to the satisfaction of the Town.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall agree to prepare utility construction plans implementing recommended control measures for graffiti in accordance with the requirements and recommendations of the utility.</p>	
TOWN	23.	<p>Clauses shall be included in the Subdivision Agreement requiring that:</p> <ol style="list-style-type: none"> 1) All landscape and streetscape features are to be implemented in conformance with the approved Landscape Drawings, Urban Design Brief, Architectural Design Guidelines and Streetscape Drawings; 2) That all building permits are subject to Architectural Control, in accordance with the approved Architectural Design Guidelines; and, 3) That prior to submission, Building Permits are to be reviewed and stamped approved by the Town's Control Architect. 	URBAN DESIGN
TOWN	24.	<p>The following shall be implemented through the Zoning By-law and required Site Plan Application for Block 557 on the draft approved plan:</p> <ol style="list-style-type: none"> 1) The block shall be developed as an apartment building and is subject to Site Plan Control; 2) The building shall have significant street presence (front) both Airport Road and Summit Hill Drive and is a minimum of 4 stories and maximum of 6 stories in height; 3) The following design guidance for the block will be included in the Urban Design Brief and implemented through site design: <ol style="list-style-type: none"> a) Special attention shall be given to the design of the building façade, including the composition of the building, massing, and fenestration to support the building's prominence along Airport Road and Summit Hill Drive and to promote pedestrian-friendly streetscape. A relationship with the townhouses should be maintained through a podium-based design. b) The building elevation at the corner of Airport Road and Summit Hill Drive should make use of plane changes to create visual relief and interest along long continuous stretches of building faces. The appearance of a long slab building shall be discouraged. The building should have a positive relationship with this prominent corner and be reflective of good architectural principles 	URBAN DESIGN

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>providing a connection between the facades on Airport Road and Summit Hill Drive.</p> <p>Clauses shall be included in the Subdivision Agreement requiring the above to be implemented on Block 557 on the draft approved plan.</p>	
TOWN	25.	<ol style="list-style-type: none"> 1) Prior to registration, all architectural design associated the Townhouse Blocks 547 to 549 (inclusive) on the draft approved plan shall be submitted, reviewed and approved to the satisfaction of the Town and Control Architect, to ensure that all requirements of the Noise Study defining the garage as a noise wall being 5.0 m in height, also meet architectural requirements for roof pitches, addition of dormers and upgraded architectural detailing and that the design of rooflines and garage doors ensure a higharchitectural street design. 2) A clause shall be included in the Subdivision Agreement that the architectural review of the garages as a noise wall on Townhouse Blocks 547 to 549 (inclusive) on the draft approved plan shall: <ol style="list-style-type: none"> a) Ensure that the requirements of the Noise Study in relation to the height of the garages meets and exceeds the principles of design as defined in the Architectural Design Guidelines; and, b) Ensure that the final design is to the satisfaction of the Town and the Town's appointed Control Architect. 3) Prior to registration, a revised Urban Design Brief shall be submitted to the satisfaction of the Town which shall include details regarding: <ol style="list-style-type: none"> a) Special attention shall be given to the quality of the architectural design, elevation detailing and material finish on all exposed elevations (front, flankage, and rear) for Courtyard Towns that flank laneways and/or open spaces. b) The building designs are encouraged to provide architectural features such as wrap-around porches, turrets or bay windows. c) The design of rear lane garages and breezeways should promote a varied and attractive lanescape through varied roofscaping, including the provision of dormers and gable ends, consistent elevation detailing and materiality, and where appropriate, pronounced wall plane changes. 	URBAN DESIGN
TOWN	26.	A clause shall be included in the Subdivision Agreement stating that the Subdivision Agreement is made for business purposes and is a 'business agreement' as defined under the Limitations	LEGAL SERVICES

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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.	
TOWN	27.	A clause shall be included in the Subdivision Agreement stating that the Owner shall convey/dedicate, gratuitously and free and clear of all encumbrances, any required parks, open space, trails, road or highway widenings, 0.3 m (1 ft) reserves, walkways, daylight triangles, gateway features, buffer blocks, stormwatermanagement facilities, maintenance blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority.	LEGAL SERVICES
TOWN	28.	A clause shall be included in the Subdivision Agreement stating that the Owner shall provide the Town with postponements of any outstanding encumbrances in favour of all Grading, Servicing and/or Subdivision Agreements.	LEGAL SERVICES
TOWN	29.	Prior to the preparation of any Agreement (excluding one Grading Agreement, one Servicing Agreement and one Subdivision Agreement), the Owner shall pay to the Town all fees set out in the Fee By-law existing at the time of the preparation of the agreement or document for the preparation and registration of the agreement and all documents necessary to give effect to the approval of the Plan of Subdivision.	LEGAL SERVICES
TOWN	30.	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 Tree Removal, Grading or 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.	LANDSCAPE ENGINEERING
TOWN	31.	<p>1) Prior to any grading or any site alteration of the Plan, the Owner shall be required to prepare a detailed Stormwater Management Report together with the necessary hydrology to ensure that the proposed stormwater facilities and associated infrastructure required for this plan have been designed in accordance with the current Provincial and Town requirements.</p> <p>The Owner shall be responsible to secure an adequate and acceptable outlet for all stormwater flows from the plan in accordance with the approved Stormwater Management Report, to the satisfaction of the Town and TRCA. To this end, the Owner shall maximize the infiltration of clean runoff from the residential rooftop and rear yard areas, up to the 25 mm 4 hour Chicago Storm even over a 24 hour period,</p>	ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>areas to the greatest extent feasible through the use of on-site infiltration measures, which may include a minimum of 2 soakaway pits per house and rear yard infiltration trenches to the satisfaction of the Town and TRCA.</p> <p>2) Prior to any grading or any site alteration of the Plan, the Owner shall be required to prepare an Erosion Analysis/Hydrology Study/Environmental Impact Study, and any other studies/reports, as required by the Town and the TRCA, for the proposed outlet, all to the satisfaction of the Town and TRCA.</p> <p>3) 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. In this regard, the Owner shall be responsible to outlet all stormwater flows from the Plan to adequate and acceptable outlet, all to the satisfaction of the Town of Caledon, Region of Peel, and Toronto and Region Conservation Authority.</p>	
TOWN	32.	<p>1) Prior to any grading or any site alteration of the Plan, 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".</p> <p>2) A clause shall be included in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the aforementioned report to the satisfaction of the Town.</p>	ENGINEERING
TOWN	33.	<p>Prior to any grading or any site alteration of the Plan, the Owner shall prepare a Topsoil Management Report and Plan with the objective of minimizing excess soil generated from the site to the satisfaction of the Town. The Topsoil Management Plan shall detail the location, size, side slopes, stabilization methods and time period of storage of the topsoil stockpile all to the satisfaction of the Town.</p>	ENGINEERING
TOWN	34.	<p>1) Prior to any grading or any site alteration of the Plan, a detailed soils investigation/report shall be prepared by a Geotechnical Engineer and submitted to the Town for review and approval.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner carry out, or cause to be carried out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the Town.</p>	ENGINEERING
TOWN	35.	<p>1) Prior to any grading or site alteration of the Plan, the Owner</p>	ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>shall submit a Record of Site Condition for all lands within this Plan, any lands and easements external to the Plan that are to be conveyed to the Town or any other governmental body, and to provide proof to the Town or such governmental body that the Record of Site Condition has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks and registered on the Brownfield Environmental Site Registry.</p> <p>2) A clause shall be included in the Subdivision Agreement stating that the Owner shall carry out, or cause to carry out, the recommendations set out in the aforementioned Record to the satisfaction of the Town.</p>	
TOWN	36.	Prior to any grading, the grading and associated erosion and sedimentation control plans must be approved and signed by the Town.	ENGINEERING
TOWN	37.	Prior to any servicing, all engineering and landscaping drawings must be approved and signed by the Town.	ENGINEERING LANDSCAPE
TOWN	38.	Prior to Preliminary Acceptance and registration of the Plan, a qualified structural engineer shall provide certification that the retaining walls have been constructed as per the approved engineering drawings and Town of Caledon Development Standards to the satisfaction of the Town of Caledon.	ENGINEERING
TOWN	39.	Prior to any servicing, the Owner shall provide a Traffic Control Plan, at a scale of 1:1000 or larger showing all roadways, driveways, fire hydrants, Canada Mail Boxes, sidewalks (c/w widths) bike paths, street lighting, on street parking areas, traffic signage (including all regulatory, warning and information signs), street trees and pavement markings all to the satisfaction of the Town. The Owner is responsible for supplying and installing all traffic (including No Parking), pedestrian and bicycle control signs and markings where required by the Town.	ENGINEERING
TOWN	40.	<p>1) Prior to any servicing, the Owner shall prepare a Traffic Impact Study to address all traffic related issues to the satisfaction of the Town.</p> <p>2) Prior to any servicing, the Owner shall reimburse the Town for the cost of any necessary peer review of the above noted report.</p> <p>3) A clause shall be included in the Subdivision Agreement stating that the Owner shall carry out, or cause to be carried out, the recommendations set out in the aforementioned report to the satisfaction of the Town.</p>	ENGINEERING TRANSPORTATION
TOWN	41.	Prior to any servicing, the Owner shall design the municipal	ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		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.	
TOWN	42.	<p>1) Prior to the installation of any external municipal servicing required to service the plan, the Owner shall be required to obtain formal approval from any affected external landowners, all to the satisfaction of the Town and the Region.</p> <p>2) A clause shall be included in the Subdivision Agreement requiring the Owner to secure any external easements necessary for the future maintenance of any municipal infrastructure.</p>	ENGINEERING
TOWN	43.	Prior any grading or site alteration, the Owner shall submit engineering drawings showing the design for the Stormwater Management Pond 2 maintenance ramp to access the constructed wetland feature and headwall, all to the satisfaction of the Town.	ENGINEERING
TOWN	44.	That a clause shall be included in the Subdivision Agreement that prior to assumption the Owner is required to remove in its entirety any topsoil or fill stockpiles located outside the limits of the plan of subdivision and rehabilitate the area to the satisfaction of the Town. In this regard, the Owner shall be responsible to post all necessary securities for the cost of any removals and rehabilitation.	ENGINEERING
TOWN	45.	The Owner shall agree in the subdivision agreement to post securities with the Town in the amount of \$50,000 for the assessment, design, installation and implementation of traffic calming measures on Mountcrest Road (Traffic Calming Initiative), if required by the Town and to the satisfaction of the Town. Such security may be provided by irrevocable letter of credit, in a form acceptable to the Town prior to registration of the Plan and held until assumption. During the latter stage of development in the Plan, the Town will undertake a traffic study(s), at the Owner's expense, on Mountcrest Road and the connected road network to determine if traffic calming measures are needed on Mountcrest Road. If the Town determines that traffic calming measures are needed, the Town will design and install the necessary traffic calming measures all at the Owner's cost. Upon completion of the works, the Owner shall pay the Town the total cost of the Traffic Calming Initiative <u>to a maximum of \$50,000.00</u> . If payment is not made within thirty days of written notice to the Owner, the Town may draw upon the posted securities for the required sum. The remaining securities will be released upon assumption of the municipal services in the Plan.	ENGINEERING
TOWN	46.	1) Prior to a) offering units, lots and/or blocks for sale and prior to b) registration the Owner shall retain an Acoustical	ENGINEERING

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>Consultant to prepare an Acoustical Report, to the satisfaction of the Town of Caledon and when applicable, the Region of Peel.</p> <ol style="list-style-type: none"> 2) Prior to registration, the Owner shall reimburse the Town for the cost of any necessary peer review of the above noted report, if required, at the sole discretion of the Town. 3) Prior to registration, the Owner and the Owner's Acoustical Consultant shall prepare and sign a Noise Attenuation Statement for the plan, to the satisfaction of the Town of Caledon, and when applicable, the Region of Peel, describing the lots, blocks and dwelling units on and in which the noise attenuation works are to be installed, the particular nature of these works, the restrictive covenants required for the noise attenuation works, the lots and blocks on which these covenants are to be registered, and the noise warning clauses required for the plan. 4) Prior to the issuance of the approval of any certified model home for dwelling units to be constructed on the Plan, the Owner and Owner's Acoustical Consultant shall provide a certificate to the satisfaction of the Town, certifying that the builder's plans for each dwelling unit to be constructed on the Plan show all of the noise attenuation works required by the approved acoustical report and the approved plans. 5) A clause shall be inserted in the Subdivision Agreement stating that the Owner and all builders and other persons selling lots or blocks within the Plan on which acoustical barriers have been installed, shall register on the title of all such lots or blocks, restrictive covenants satisfactory to the Town requiring that all owners of these lots or blocks: <ol style="list-style-type: none"> b) will not alter or remove the original material or colour of the acoustical barrier or alter the original grades within 2.0 metres of the barrier unless authorized in writing from the Town or as required pursuant to condition 57.5.b., and c) will maintain, repair, and if necessary replace the acoustical barrier as originally installed. Any maintenance, repair, or replacement shall be done with same materials to same standards and have the same colour and appearance of the original acoustical barrier. 6) A clause shall in be included in the Subdivision Agreement stating that the Owner and all builders and other persons selling lots, blocks, or dwelling units within the Plan, shall attach a copy of the approved Noise Attenuation Statement to all agreements of purchase and sale for the lots or blocks referred to in the approved Noise Attenuation Statement or where agreements of purchase and sale have been entered into for any of the affected lands prior to the execution of the 	

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>Subdivision Agreement, deliver a copy of the approved Noise Attenuation Statement to all such purchasers of the affected lands prior to the completion of their agreements of purchase and sale.</p> <p>7) A clause shall be included in the Subdivision Agreement requiring the approved Noise Attenuation Statement be attached as a schedule to the Subdivision Agreement and that if the agreement is signed before the Noise Attenuation Statement is approved, this statement shall be approved prior to registration and attached to and form part of the Subdivision Agreement, or be attached as a schedule to any supplementary Subdivision Agreement required for the Plan.</p> <p>8) A clause shall be included in the Subdivision Agreement stating that the Owner agrees that neither it nor any builder nor any other person shall permit the occupancy of any dwelling units constructed on lots on which any of the works identified in the Noise Attenuation Statement are installed or constructed, to the satisfaction of the Town.</p> <p>9) Appropriate clauses shall be included in the Subdivision Agreement stating that the design of the noise barrier shall be reviewed and approved by a structural engineer, and the installation of the footings for the posts shall be supervised by a Geotechnical Engineer. Prior to assumption, the Owner is to provide the Town with "As Recorded" (construction) drawings of all noise attenuation barriers including elevations in the rear yard amenity areas of adjacent lots or blocks.</p> <p>10) Appropriate clauses shall be included in the Subdivision Agreement, in language to the satisfaction of the Town, stating that Section 118 restrictions are required for lots and blocks within the Plan on which acoustical barriers have been installed as identified in the Noise Attenuation Statement. The Section 118 Restrictions will remain until the Town receives a satisfactory certification from the Owner's Acoustical Consultant certifying that the barriers have been installed in accordance with the approved acoustical report and the Approved Plans.</p> <p>11) Appropriate clauses shall be included in the Subdivision Agreement stating that prior to assumption, the Owner's Acoustical Consultant is to provide a certificate to the Town certifying that all noise attenuation works identified in the approved Noise Attenuation Statement, the approved acoustical report and the approved plans listed in Schedule B of the Subdivision Agreement have been implemented to the satisfaction of the Town. These noise attenuation works including but are not limited to noise barriers being installed to the correct elevation, constructed with no gaps and meet the surface density requirement; air conditioners have been provided where indicated mandatory; the provision for adding</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>air conditioners has been provided where required and any special building measures required to meet the sound transmissions class requirements have been installed. The Owner is solely responsible for ensuring the Acoustical Consultant is able to certify that the noise attenuation works have been installed. The Town will not assume any responsibility in aiding the certification of the noise attenuation works.</p>	
TOWN	47.	<p>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.</p>	ENGINEERING
TOWN	48.	<p>1) Prior to registration, the Owner shall prepare an educational pamphlet, to the satisfaction of the Town, on the importance of infiltration galleries required on private properties for water balance as recommended in the approved Functional Servicing Report prepared by the Owner's engineer. The Owner shall include the pamphlet with all promotional and information packages used in the sales of units in the development.</p> <p>2) Clauses shall be included within the subdivision agreement requiring the Owner to:</p> <p>a) Include the pamphlet with all promotional and information packages used in the sales of units in the development; and,</p> <p>b) Require that infiltration galleries remain on the private lots as shown on the approved plans.</p>	ENGINEERING
TOWN	49.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption, clean out all stormwater management ponds and constructed wetland including all municipal infrastructure (storm sewers) if required, to which the lands drain to, to the satisfaction of the Town.</p>	ENGINEERING
TOWN	50.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption, provide a stormwater management pond and constructed wetland operational and maintenance manual, to the satisfaction of the Town.</p>	ENGINEERING
TOWN	51.	<p>A clause shall be included in the Subdivision Agreement stating that within thirty (30) days of the placing of top asphalt, the Ownershall provide to the Town, all road tests and investigative results carried out by a qualified Professional Engineer engaged by the Owner.</p>	ENGINEERING
TOWN	52.	<p>1) Prior to servicing, the Town shall consult with the Owner and engage the services of a suitably qualified Professional Engineer.</p>	ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>2) A clause shall be included in the Servicing Agreement stating that the Professional Engineer shall be required to be on-site full time during the construction of all the Works.</p> <p>3) Prior to registration, the Professional Engineer shall:</p> <p>a) Undertake core samples of the base asphalt and granular material for every 25 metres of road, in alternating lanes, to confirm the depth of material; and,</p> <p>b) Provide copies of the test results, findings and any recommendations to both the Town and Owner.</p> <p>4) A clause shall be included in the Subdivision Agreement stating that the Professional Engineer shall:</p> <p>a) Prior to placing of top asphalt, undertake a FWD (Falling Weight Deflectometer) Test to determine pavement structural integrity and capacity and to determine the required minimum thickness of the top asphalt that the Owner must construct or place over the base asphalt; and</p> <p>b) Provide copies of all test results, findings and any recommendations to both the Town and Owner.</p>	
TOWN	53.	A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption of the Plan, submit to the Town electronic data in a format to the satisfaction of the Town on the stormwater management facility components that shall be added to the Town's data base.	ENGINEERING
TOWN	54.	<p>A clause shall be included in the Subdivision Agreement requiring:</p> <p>1) The Owner shall provide weekly reports to the Manager of Engineering, Finance and Infrastructure Services, pertaining to the erosion and sediment control facilities during grading and servicing work;</p> <p>2) The Owner shall undertake periodic inspections at the request of the Town to ensure maintenance of the erosion and sediment control facilities and submit reports to the Town upon completion of inspection; and,</p> <p>3) During house construction, the Owner shall commit to daily scraping of the roads and weekly flushing of the roads.</p>	ENGINEERING
TOWN	55.	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.	ENGINEERING
TOWN	56.	A clause shall be included in the Subdivision Agreement stating that the Owner shall maintain the roads within the Plan in a mud,	ENGINEERING

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		and dust free condition and free of debris and obstructions until the Town has assumed the road system. During the period for which the Owner is required to keep the roads free of snow, the Town shall plow the roads as and when it considers necessary and charge the cost thereof to the Owner.	
TOWN	57.	A clause shall be included in the Subdivision Agreement stating that the Owner shall provide to the Town within thirty (30) days of registration of the Plan, "as recorded (construction)" drawings of the stormwater management facility and its components.	ENGINEERING
TOWN	58.	A clause shall be included in the Subdivision Agreement stating that prior to assumption of the Plan, the Owner shall complete and submit to the Town for review and approval a bathymetric survey of the stormwater management ponds. Any deficiencies in storage requirements, within the pond cells shall be rectified prior to assumption. In addition, the owner agrees that during construction of the pond no over excavation of the pond cells will occur, without prior approval from the Town.	ENGINEERING
TOWN	59.	<ol style="list-style-type: none"> 1) Prior to servicing, the Owner shall submit detailed Landscape Construction Drawings prepared by a Certified Landscape Architect, to the satisfaction of the Town. The Landscape Construction Drawings shall address, but not be limited to, landscaping and signage in and around the stormwater management pond blocks, streetscaping, window streets, greenway corridors, Greenland corridors, forest edge remediation, trail design, measures to protect existing vegetation, vegetative buffers and fencing for the delineation between Town and private owned lands, all to the satisfaction of the Town. The Landscape Construction Drawings shall be completed in accordance with the Town of Caledon Official Plan, Recreation and Parks Masterplan, The Caledon East Streetscape Study Addendum, the Town-Wide Design Guidelines, the most current version of the Town of Caledon Development Standards Manual and any additional general/site specific Guidelines. 2) A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption, implement the approved Landscape Construction Drawings, at the sole cost of the Owner, to the satisfaction of the Town. 3) A clause shall be included in the Subdivision Agreement stating that, prior to Assumption, the Owner shall submit a final certification from the same Certified Landscape Architect confirming that all deficiencies have been addressed and warranty periods have expired, and the final verification and acceptances have been granted from the Town's Landscape Architect. Certification shall be accompanied with all submission documents as required in the most current 	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		version of the Town of Caledon Subdivision Manual and the Development Standards Manual.	
TOWN	60.	A clause shall be included in the Subdivision Agreement stating that the Town shall secure twice the cost of construction value of any proposed entry/gateway features located upon Town properties for future maintenance and replacements purposes.	LANDSCAPE
TOWN	61.	A clause shall be included in the Subdivision Agreement stating that the Owner shall be responsible for ongoing maintenance, repairs and replacements of all implemented landscape items including but not limited to the clean up all refuse, waste and debris and cut grass on all storm water retention basins and trails blocks and non-residential boulevard frontages to the satisfaction of the Town until assumption of the Plan.	LANDSCAPE
TOWN	62.	<p>1) Prior to the execution of the Tree Removal, Grading, Servicing Agreements or stripping of topsoil, whichever comes first, the Owner shall retain a Certified Arborist or Registered Professional Forester to prepare a Tree Inventory and Preservation Plan Report to the satisfaction of the Town. The report and plans shall document and inventory all existing trees within and adjacent to the subject lands and provide an assessment of significant trees to be preserved, removed or monitored together with the proposed methods of tree protection and preservation of endangered species and the removal of invasive species. The report should also indicate if a subsequent hazard tree monitoring report is required.</p> <p>2) A clause shall be included in the Tree Removal (if applicable), Grading, Servicing and Subdivision Agreement(s) stating that the Owner shall retain the same Certified Arborist or Registered Professional Forester to carry out, or cause to carry out, in a timely manner, the recommendations set out in the Report and Plans to the satisfaction of the Town. The consultant is required to certify in writing, that the removals have been completed as per the approved Report and Plans. An additional certification from the same Certified Arborist or Registered Professional Forester will be required prior to assumption, confirming that any long term requirements and recommendations in the report have been carried out, to the satisfaction of the Town.</p>	LANDSCAPE
TOWN	63.	A clause shall be included in the Tree Removal (if applicable), Grading, Servicing and Subdivision Agreement(s) stating that it is the sole responsibility of the Owner for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the Town until assumption.	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN	64.	<p>Prior to registration of the Plan of Subdivision:</p> <ol style="list-style-type: none"> 1) The Owner shall pay the Town cash-in-lieu of parkland dedication for any portion of parkland that is under dedicated from the required parkland for the subdivision. To determine the value of parkland dedication the Owner shall provide an AACI certified market appraisal for the development lands. 2) The Owner shall reimburse the Town for the cost of any necessary peer review of the above noted report. 	LANDSCAPE
TOWN	65.	<p>Prior to the execution of the Servicing Agreement, the Ownershall submit detailed Park Construction Drawings, a unit price schedule and a cost estimate prepared by a Landscape Architect, to the satisfaction of the Town. The Park Construction Drawings shall include detailed electrical and lighting plans with photometric completed and stamped by an Electrical Engineer. Upon approval of the drawings, the Town shall own the drawings for use in tendering and construction of the park. In addition, the Park Construction Drawings shall include park base conditions drawing(s) stamped by a Civil Engineer. All park blocks located within a conservation authority regulated area, shall be reviewed and approved in writing receive by the appropriate conservation authority prior to final approval by the Town. In the alternative, the owner may have the option to complete the park beyond the park base conditions requirements to completion and receive development charge credits, at the sole discretion of the Town. If directed by the Town to complete park construction beyond the park base condition requirements, the Owner shall implement the Town approved design within the Development Charge Study budget allocated.</p> <p>Park blocks are to include the following items:</p> <ol style="list-style-type: none"> 1) Parks will be located on tablelands where the grading of the property does not exceed 6.6%. All parkland to be conveyed shall be developable table land and not Environmental Policy Area (EPA) lands. 2) Lands shall be free of any and all encumbrances and liens. 3) Conveyance will include the submission of a Phase 1 Environmental Site Assessment and a Record of Site Condition, to ensure the lands are clean and free of all environmental contaminants. 	LANDSCAPE
TOWN	66.	<p>Prior to the Town of Caledon constructing a park, the Owner shall be fully responsible for implementation of certified park base conditions without any means of development charge credits. The base conditions require general seed establishment and engineering certification prior to registration. Park base conditions include the following items:</p>	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ol style="list-style-type: none"> 1) Installing and/or maintaining vegetation preservation fencing in accordance with the Town of Caledon approved plans. 2) Rough and fine grading of all proposed soft landscape areas with a minimum of 150mm (6") topsoil. The elevations should be 150mm below proposed finished, final approved grade as per approved landscape drawings. The entire park base condition is to then be seeded as per the approved seeding mix. 3) Compacted engineered fill shall be installed under all proposed hard surfaced areas. The engineered fill is to be installed to bottom of the granular sub-base elevation of the future hard surface as per approved landscape drawings. The remaining difference should be topsoil and seeded to 150mm (6") below proposed finished, final approved grade. (the extents can be shown as a hatched area on the drawing). 4) All proposed culverts, catch basins and pipe connections shall be installed. 5) All catch basin top of grates are to be installed within 150mm below the proposed finished, final grade. All catch basin pipe connections shall be installed below frost level. Pipe connections shall be insulated where installation below frost level cannot be obtained within the design. 6) All proposed perimeter chain link fencing shall be installed. The remaining perimeter of the park block shall be enclosed with page wire fencing (T-bar posts) where chain link fencing is not proposed, in order to prevent encroachments and/or illegal dumping of debris. 7) All required Region of Peel approved site services (water, hydro and sanitary) are to meet or exceed the most up to date Region of Peel standards and shall be installed up to the park block property line. 8) All utilities shall be properly staked and labelled above ground for ease of location during construction by the Town of Caledon. Where water services are required (e.g. splash pad, washroom, zurn hydrant.), a Region of Peel approved, appropriately sized meter chamber with a shut off valve shall be installed within the park block as per approved plan. 9) Upon completion, a stamped and signed certification letter from the consulting engineer shall be submitted to the Town of Caledon verifying that the park base conditions have been implemented as per the approved park drawings. The certification letter is to note as-built top of grate and pipe invert elevations for all catch basins and 	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>man holes. In addition, an Auto-CAD drawing is to be submitted showing the as-built grading and servicing information overlaid on top of the proposed grading information. The drawing is to include 0.5m contour intervals and spot elevations at key points on site (e.g. catch basin rim elevations, high point swales and ridges).</p> <p>10) A minimum of 5 core samples per site shall be conducted by the developer, at their expense, and reports submitted to the Town of Caledon to verify topsoil depths within park blocks. Additional core samples may be required, at the discretion of the Town of Caledon.</p> <p>11) The developer shall provide at their expense, an as-constructed survey of all finished (compacted) sub-grades and finished (topsoil) grades. Survey information shall be provided to the Town of Caledon in electronic and paper format, along with a .dwg AutoCAD file.</p> <p>12) The developer shall provide at their expense, adequate record of topsoil testing (amount as directed by the Town) to the Town of Caledon for all topsoil placed on park sites. If amendments are required of the topsoil, a pre-and post-test analysis report will be required.</p>	
TOWN	67.	A clause shall be included in the Subdivision Agreement stating that the Owner shall not use any park or open space block for stock piling or storage of any construction materials, including topsoil.	LANDSCAPE
TOWN	68.	A clause in the subdivision agreement should indicate that the owner will be responsible to maintain the park blocks including grass cutting and debris removal until park construction commences or at time of Assumption, whichever comes first.	LANDSCAPE
TOWN	69.	<p>Prior to Preliminary Acceptance, the Town must determine the use of the adjacent lands legally described as Part of Lot 20, Concession 1 (Albion), further referred within this condition as "Town Owned Lands", in order to protect for appropriate access to and trail connections through the Town Owned Lands. The development and use of Lot 77 on the draft approved plan shall not be permitted until the use of the Town Owned Lands has been determined to the satisfaction of the Town and to this end, appropriate Holding ("H") symbol shall be included in the implementing Zoning By-law. If required, Lot 77 and walkway Block 569 on the draft approved plan will become an 18 m wide Town owned right-of-way. Furthermore, should the Town Owned Lands be purchased by the Owner of this draft plan of subdivision, the Owner shall redline the draft approved plan to incorporate the Town Owned Lands into the draft plan and submit</p> <p>all required fees and supporting material to ensure the appropriate use of the lands. The Owner is hereby advised that</p>	DEVELOPMENT PLANNING LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		should the lands be purchased from the Town, a trail connection shall be provided through the lands, as required by the Town to the satisfaction of the Town. A clause shall be included in the Subdivision Agreement outlining these requirements.	
TOWN	70.	<p>1) A Clause shall be included in the Subdivision Agreement to reflect the following:</p> <ul style="list-style-type: none"> a) Prior to registration, the Owner shall provide to the Town, information on an optional private street tree to be planted in the front yard of the lots available to purchasers fronting on Street 'A' (Summit Hill Drive), Street 'B' (Mountcrest Road) and Airport Road, including, but not limited to, a list of available species that are ornamental, slow growing and pyramidal in form with a minimum 50mm caliper, subject to the Town approval. A list of suggested species will be made available to the purchaser as an upgrade through the Purchase and Sales Agreement. This optional private street tree will be wholly located on private property and within an unobstructed 3.0m by 4.0m area in the front yard of the proposed dwelling. The Owner shall notify any prospective builder of this requirement. b) Prior to offering units for sale, the Owner shall provide proof of the display of information regarding this optional private street tree available for purchasers, in a place readily available to the public within the Sales Office, to the satisfaction of the Town. In the alternative, if a sales office does not exist, the owner shall provide promotional advertising material (i.e. brochures, websites, etc.) that include information regarding this optional private street tree available for purchasers, to the satisfaction of the Town. <p>2) To accommodate the optional private property tree planting, a 3.0 x 4.0m unobstructed area shall be incorporated into all lots fronting onto Street A (Summit Hill Drive), Street B (Mountcrest Road) and Airport Road. The 3.0m x 4.0m unobstructed area shall not include any encumbrances with the exception of soft landscaping, stairs, walkways and canopies attached to the dwelling. The 3.0m X 4.0m area is to be completely on private property and shall meet the minimum setback requirements as prescribed by the Town's standards (e.g. setbacks to driveway, street lights, transformers, etc.). The consulting landscape architect shall reflect the private side 3.0 x 4.0m unobstructed areas on the approved landscape drawings.</p>	LANDSCAPE
REGION OF PEEL (REGION)	71.	Prior to execution of the Subdivision Agreement by the Region, the Developer shall:	REGION OF PEEL (REGION)

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ol style="list-style-type: none"> 1) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the 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; and 2) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form. 	
REGION	72.	<p>Provision shall be made in the Subdivision Agreement with respect to:</p> <ol style="list-style-type: none"> 1) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and 2) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); <p>Pursuant to the Region's Development Charges By-law, as amended from time to time.</p>	REGION
REGION	73.	<p>In respect of the water meter fees:</p> <ol style="list-style-type: none"> 1) Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands; 2) A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and 3) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request. 	REGION
REGION	74.	<p>Prior to registration of this Plan or any phase thereof, the Developer shall gratuitously dedicate, free and clear of all encumbrances and to the satisfaction of the Region:</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<ol style="list-style-type: none"> 1) Land for the road widening along Regional Road #7 (Airport Road) ranging from 33.53 metres to 42.03 metres right-of-ways as per the drawing titled: Reduced Right-of- way Design South of Cranston Drive to Hilltop Drive, prepared by Arthur Lee dated October 15, 2019. 2) 15m x 15m daylight triangles at the Airport Road and Summit Hill Drive intersection; 3) Daylight triangles at the Airport Road and Cranston Drive intersection as per the drawing titled: Reduced Right-of- way Design South of Cranston Drive to Hilltop Drive, prepared by Arthur Lee dated October 15, 2019. 4) A 0.3 metre reserve along the frontage of Airport Road behind the property line and behind the daylight triangles. 	
REGION	75.	<p>The Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region:</p> <ol style="list-style-type: none"> 1) All temporary and permanent easements required in support of the Airport Road Environmental Assessment (EA) and Detail Design (DD); and 2) All necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan. 3) All costs associated with land transfers and easements shall be 100% the responsibility of the Developer. <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	76.	<ol style="list-style-type: none"> 1) The Developer shall remove any existing driveway/accesses along the frontage of Airport Road that do not conform to the approved plans at its sole cost. 2) No lots or blocks shall have direct access to Airport Road. <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	77.	<p>Road works will be required at the two (2) intersections of Airport Road and Cranston Drive and Summit Hill Drive at 100% the expense of the Developer (including design and construction costs) to facilitate the development. Regional road improvements shall include but not be limited to temporary traffic control signals, auxiliary lanes etc., The engineering submission shall include removals, new construction and grading, typical cross sections, pavement and signage drawings, plan and profile drawings. A Letter of Credit based on 100% of the estimated construction costs will be required by the Region. A clause shall be included in</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		the Subdivision Agreement in respect of same.	
REGION	78.	Provisions shall be made in the Subdivision Agreement that any interim Regional road improvements including but not limited to interim traffic control signals, auxiliary lanes etc., required to service this development, shall be 100% at the expense of the Developer. A Letter of Credit based on 100% of the estimated construction costs will be required by the Region.	REGION
REGION	79.	<p>Provision shall be made in the subdivision agreement that the intersection of Airport Road and Cranston Drive is to be equipped with the following interim improvements to facilitate the development:</p> <ol style="list-style-type: none"> 1) Southbound left turn lane with 30 metres storage and taper designed to TAC standards; 2) Northbound right turn lane with 30 metres storage and taper designed to TAC standards; <p>A detailed engineering submission, designed, stamped, and dated by a licensed Professional Engineer Ontario shall be submitted to the Region for review and approval prior to construction. The engineering submission shall include removals, new construction, grading, typical cross sections, pavement, signage and plan and profile drawings.</p>	REGION
REGION	80.	Prior to the registration of this Plan, or any phase thereof, the Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings for each Regional road intersection along the frontage of the proposed development. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings along Regional roads shall be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	81.	Prior to the construction or road works or registration of the plan, whichever occurs first, the Developer shall provide to the Region's Public Works Department a Letter of Credit for potential temporary traffic control signals at the intersection of Airport Road and Cranston Drive. All actual costs associated with the traffic control signals at the Regional road intersections shall be 100% the Developer's expense. The Letter of Credit will only be drawn upon if traffic control signals are warranted.	REGION
REGION	82.	Prior to the construction of road works or registration of the Plan, whichever occurs first, the Developer shall provide to the Region, Public Works Department, a certified cheque in the amount of \$71,190.00 (HST included) for the maintenance of potential temporary traffic control signals at the intersection of Airport Road	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>and Cranston Drive. Should the traffic control signals not be warranted, the certified cheque will be returned to the Developer without interest at such time as the Capital Project #16-4360 has been completed.</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	
REGION	83.	<p>Prior to registration of this plan, or any phase thereof, the Developer acknowledges and agrees any interim Regional road improvements including but not limited to pedestrian control signals, auxiliary lanes, raised medians, pavement markings etc., required to service this development, shall be 100% at the expense of the Developer. A Letter of Credit based on 100% of the estimated construction costs will be required by the Region. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	84.	<p>Prior to registration of this plan, or any phase thereof, provision shall be made in the subdivision agreement that the intersection of Airport Road and Summit Hill Drive is to be equipped with the following interim improvements to facilitate the development:</p> <p style="padding-left: 40px;">1) Northbound right turn lane with 30 metres storage and taper designed to TAC standards;</p> <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	85.	<p>Prior to registration of this plan, or any phase thereof, a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval prior to construction for interim road and access works. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	86.	<p>Prior to registration of this plan, or any phase thereof, the Developer acknowledges and agrees that they shall be 100% responsible for the design and construction of any approved interim road and access works. Prior to registration of such works within the Region's right-of-way, the Developer shall submit to the Region the following:</p> <p style="padding-left: 40px;">1) A Letter of Credit in the amount of 100% of the estimated cost to construct the required interim road and access works within the Region's right-of-way; and</p> <p style="padding-left: 40px;">2) Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works.</p> <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION	87.	<p>Prior to registration of this plan, or any phase thereof, the Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings for the intersection of Airport Road and Summit Hill Drive. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. A clause shall be included in the Subdivision Agreement in respect of same.</p> <p>Pavement markings on Airport Road be in accordance with the Region's specifications and standards, as amended from time to time. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	88.	<p>The developer acknowledges and agrees that provisions shall be made in the subdivision agreement.</p> <p>1) That the southbound left turn lane restriction is an interim condition and will be evaluated by the Region based on technically defensible operational conditions and traffic studies (in consultation with the Owner of the plaza located at 15771 Airport Road and the Town of Caledon) if:</p> <ul style="list-style-type: none"> a) Orin or a subsequent owner of the Orin Lands submit an application for development; b) an alternative full moves vehicular access to the Orin Plaza is proposed further north than the existing access, including but not limited to, as part of a development application (i.e. official plan and/or zoning by-law amendment) for the Orin Lands; or, c) The Town determines, based on technically defensible traffic studies as defined by the Town's Traffic Calming Guidelines and standard engineering practices that traffic calming measures along Mountcrest Road do not achieve the desired results.. <p>Without limiting the discretion of the Region in evaluating the southbound left restriction and ensuring the ongoing safe operations on Airport Road, priority will be given to maintaining full moves vehicular access to Orin Lands.</p> <p>2) That any ultimate Regional road improvements including but not limited to pedestrian control signals, auxiliary lanes, raised medians, pavement markings etc., required to service this development, shall be 100% at the expense of the Developer. Prior to registration a Letter of Credit based on 100% of the estimated ultimate intersection road and access construction costs will be required by the Region.</p>	REGION

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>3) That the intersection of Airport Road and Summit Hill Drive is to be equipped with a southbound left turn lane to facilitate the ultimate full moves intersection designed to the Region's satisfaction.</p> <p>4) That a detailed engineering submission designed, stamped, and dated by a Professional Licensed Ontario Engineer shall be submitted to the Region for review and approval which includes a southbound left turn lane to accommodate the ultimate intersection road and access works. The engineering submission shall include removals, new construction and grading, typical sections, and pavement and signage drawings, and shall include plan and profile drawings.</p> <p>5) That the Developer acknowledges and agrees that it shall be responsible for the design and construction of any approved road and access works for ultimate intersection at its sole cost. Prior to registration of such works within the Region's right-of-way, the Developer shall submit to the Region the following:</p> <ul style="list-style-type: none"> a) A Letter of Credit in the amount of 100% of the estimated cost to construct the required ultimate intersection road and access works within the Region's right-of-way; and b) Engineering and inspection fees in the amount of 7% of the estimated cost of road and access works. <p>6) The Developer shall provide to the Region's Public Works Department a Letter of Credit in the amount of \$10,000.00 for pavement markings for the ultimate intersection of Airport Road and Summit Hill Drive. The Developer shall also be responsible for pavement markings maintenance. The Letter of Credit will be released once all necessary pavement markings are completed and the intersection improvement works are assumed by the Region. Pavement markings on Airport Road be in accordance with the Region's specifications and standards, as amended from time to time.</p> <p>7) In the event that full moves are limited to the Existing Orin Access, without an alternative full moves access to the Orin Plaza being provided, the developer agrees to gratuitously convey to Orin an easement for access over Block 560 on the draft plan of subdivision, which may be enforced through the subdivision agreement or future development applications.</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION	89.	Prior to any grading, servicing and construction, the Developer shall obtain from the Region's Public Works Department a road occupancy/construction access permit for all works within the Region's road right-of-way and obtains such permit at least 48 hours prior to the commencement of work. The location, design and implementation of the construction access for the subdivision work must be acceptable to the Region and interim road works may be required to that effect. Additional documentation, fees and securities shall be required with respect to the works for which the permit was obtained. All costs associated with the road works within the Region's right-of-way shall be borne entirely by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	90.	<p>Prior to the registration of this Plan, or any phase thereof:</p> <ol style="list-style-type: none"> 1) The Developer acknowledges and agrees that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way; 2) The Developer acknowledges and agrees that the Region will not allow residential lots/blocks fronting Airport Road direct connections to 525/450 sanitary sewers on Airport Road; 3) The Developer acknowledges and agrees that all lots or blocks within the Plan shall be serviced by the gravity sanitary sewers only. No individual lot's grinder pumps to convey sanitary sewer to the sanitary sewer forcemain will be permitted by the Region; 4) The Developer acknowledges and agrees that servicing of the subdivision will require construction of a permanent sanitary sewer Pumping Station within the Plan and twin sanitary sewer forcemains, to the satisfaction of the Region. The works are 100% the financial responsibility of the Developer. The Developer is responsible to ensure that their design, materials and construction practices conform to the latest Region's standards, specifications, materials and design criteria. 5) The Developer shall include a notice of the Subdivision Agreement in any agreement of purchase and sale for the Units and undeveloped Blocks or in any Lease or other Tenancy Agreement that details the ultimate access configuration of the intersection of Airport Road and Summit Hill Drive. 6) The Developer acknowledges and agrees that storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. The relocation of storm systems across Regional roadways shall be done symmetrically, so that the distance between the inlet and 	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>outlet of the system onto the Regional roadway are the same or less as compared to the pre-development condition. Under no circumstance should the flow of storm water be diverted to or along Airport Road's right of way (by pipe or channel), in order to accomplish the relocation of a drainage feature with-in or adjacent to the Regional right of way, without the prior written consent of the Region. All costs associated with the storm sewer conveyance shall be 100% the responsibility of the Developer; and</p> <p>7) The Region will not permit any alteration to grading within Airport Road right-of-way along the frontage of the Lands without written permission of the Region of Peel.</p> <p>8) The Developer acknowledges and agrees that until such time the subdivision is assumed by the Town, the Developer will be responsible for any sidewalk located within the Region's right-of-way and agrees that pursuant to Section 55 of the Municipal Act, 2001, as amended, that the Region shall not in any way be responsible for any construction or maintenance thereof;</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	
REGION	91.	<p>Prior to the registration of this Plan, or any phase thereof, restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the Town and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external Airport Road's intersection improvement works, external sanitary sewers and watermains on Airport Road, internal sanitary sewers (including Pumping Station and twin sewer forcemains) and watermains to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	92.	<p>Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION	93.	Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	94.	Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.	REGION
REGION	95.	<p>Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:</p> <ol style="list-style-type: none"> 1) Functional Servicing Report showing the proposed sanitary sewer, storm sewer and water servicing plans for the development; 2) Storm Drainage Study Report to determine and demonstrate, to the satisfaction of the Region, that there is no adverse effect of the proposal on the existing structures and drainage along Airport Road; 3) Traffic Impact Study (TIS) detailing the impact of the Development on the Regional road network and identifying any mitigation measures. The intersection geometrics and turning lanes requirements will be provided at such time the TIS is acceptable to the Region; and 4) Road Functional Design for the interim access works taking into account the ultimate Airport Road improvement works. The design shall include the appropriate storage and taper lengths. 	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
REGION	96.	Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.	REGION
REGION	97.	Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.	REGION
REGION	98.	Prior to registration of the plan of subdivision, the Developer shall ensure that the proposed Lots or Blocks fronting Arrow and Triple Way Laneways within the plan can be serviced by municipal water and wastewater services in accordance with the Town's current approved standard drawings where Region's underground services are permitted and in accordance with the Region's latest Standards and Specifications. Due to maintenance and operation issues/concerns for Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the Town of Caledon standard drawings where Region's underground services are permitted. Any new proposed standard, or modifications to an existing standard, would need to be submitted and reviewed through the Town of Caledon's Standards Committee. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	99.	Prior to servicing the Region may require the Developer to construct a sampling station (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.	REGION
REGION	100.	The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	101.	The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing.	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.	
REGION	102.	<p>Clauses shall be included in the Subdivision Agreement in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;</p> <ol style="list-style-type: none"> 1) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit. 2) The 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: <ol style="list-style-type: none"> a) Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests: <ol style="list-style-type: none"> i. Bacteriological Analysis - Total coliform and E-coli counts ii. Chemical Analysis - Nitrate Test iii. Water level measurement below existing grade 3) In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in 	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.</p> <p>4) Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.</p>	
REGION	103.	<p>The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that all external Airport Road's intersection improvement works, external sanitary sewers and watermains on Airport Road, internal sanitary sewers (including Pumping Station and twin sewer forcemains) and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that all external Airport Road's intersection improvement works, external sanitary sewers and watermains on Airport Road, internal sanitary sewers (including Pumping Station and twin sewer forcemains) and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.</p> <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	104.	<p>The Developer shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	105.	<p>Prior to registration of the plan of subdivision a noise abatement report is required for lots adjacent to Airport Road.</p>	REGION
REGION	106.	<p>Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.</p>	REGION
REGION	107.	<p>The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:</p> <p>1) A copy of the final signed M-Plan</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>2) A copy of the final draft R-Plan(s); and</p> <p>3) The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.</p> <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	
TORONTO AND REGION CONSERVATION AUTHORITY (TRCA)	108.	<p>The final Plan shall be in general conformity with the draft plan prepared by Design Plan Services Incorporated, dated September 3, 2020 prior to a request for clearance for registration of any phase of this plan, to:</p> <p>1) Include appropriate blocks that are to be conveyed to the Town of Caledon as appropriate to the satisfaction of the Town of Caledon and TRCA.</p> <p>2) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the Town of Caledon and TRCA as a result of the completion of the required studies.</p> <p>3) Should the above not adequately be addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.</p>	TRCA
TRCA	109.	<p>Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lot/block lines and any other required revisions to the satisfaction of the Town of Caledon and the TRCA.</p>	TRCA
TRCA	110.	<p>The 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> <p>1) A detailed engineering report (i.e. Stormwater Management, Site-Level Water Balance and Features-Based Water Balance) that describes in detail the applicable stormwater management criteria (e.g. quantity, quality, erosion control and water balance), how the proposed storm drainage system will be designed to meet the stormwatermanagement criteria, and how it will comply with all related master servicing plans (i.e. Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:</p> <p>a) 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</p>	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>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.</p> <p>b) 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.</p> <p>c) Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated December 2006) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.</p> <p>d) 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 Regulations 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.</p> <p>e) Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.</p> <p>f) 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.</p> <p>g) 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.</p> <p>h) Design of flow dispersal measures associated with the</p>	

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel, where applicable, to the satisfaction of the TRCA.</p> <p>i) Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 “Stormwater Management Planning and Design Manual”, TRCA’s 2012 “Stormwater Management Criteria Document”, and TRCA’s 2010 “Low Impact Development Stormwater Management Planning and Design Guide” and all applicable Town of Caledon design standards.</p> <p>2) 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.</p> <p>3) 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.</p> <p>4) 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, shall ground water, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwatermanagement system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from development must be assessed and mitigated.</p> <p>5) 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 purpose of determining whether a TRCA</p>	

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>permit is required.</p> <p>6) 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"> a) Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable; b) 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; c) Mitigate against any potential on-site or downstream erosion associated with the stormwater management system; d) Maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff. <p>7) Feature-Based Water Balance Report for Wetland C (that includes detailed hydraulic modelling to quantify pre and post development conditions, and a monitoring plan for the wetland) that will identify measures that will be implemented to:</p> <ul style="list-style-type: none"> a) Mimic the pre-development surface and groundwater balance of the features to the greatest extent achievable; b) Maintain pre-development flow regimes and hydroperiods (i.e. quality, volume, rate, during, timing, frequency and spatial distribution of water) to significant natural features. c) 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. <p>8) An overall monitoring plan for the LIDs and adaptive stormwater management plan, to the satisfaction of the TRCA.</p> <p>9) An overall monitoring plan for the Tributary A natural channel design works.</p> <p>10) That the applicant obtains all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.</p> <p>11) 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</p>	

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>blocks within the Plan or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.</p> <p>12) That the size and location of stormwater management Blocks 572 and 574, including any outlets and outfalls into Blocks 566 and 565 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>13) That an extensive enhancement planting plan be provided to the satisfaction of the TRCA for environmental buffer Blocks 563, open space area (Blocks 563, 565 and 568) and stormwater management pond (Blocks 572, 573 and 574).</p>	
TRCA	111.	<p>That the Owner agrees in the Subdivision Agreement, in wording acceptable to the TRCA:</p> <ol style="list-style-type: none"> 1) 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. 2) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA. 3) To design and implement on-site erosion and sediment control in accordance with current TRCA standards. 4) 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. 5) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA. 6) To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting natural areas and their buffers. 7) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property. 8) 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. 9) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance and features based water balance measures on this site (including LIDs) and to 	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>provide for the long-term monitoring of this system for a period as agreed to once the facilities are operational, to the satisfaction of the TRCA.</p> <p>10) To provide for planting, and enhancement of all natural heritage features and buffer areas in accordance with the drawings approved by the TRCA. And, that monitoring and replanting of these areas be completed for a minimum 3- year period, to the satisfaction of the TRCA, with sufficient funds being secured through a Letter of Credit in favour of the Town of Caledon, or other appropriate measure.</p> <p>11) To provide for the warning clauses and information identified in TRCA's conditions.</p> <p>12) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.</p> <p>13) 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.</p> <p>14) 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 Owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.</p> <p>15) To gratuitously dedicate Blocks 563, 565 to 568 (inclusive), to the Town of Caledon or TRCA, in a condition that is satisfactory to the Town of Caledon and TRCA.</p> <p>16) That all community information maps and promotional sales materials for lots or blocks adjacent to Blocks 563, 565 to 568 (inclusive) clearly identify the presence of these features, identify limitations to permitted uses within these areas, and restrictions to access.</p>	
TRCA	112.	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 563, 565 to 568 (inclusive) (environmental protection blocks and their associated buffers),	TRCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>which identifies the following:</p> <p>1) That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private 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 yardgates are prohibited.</p>	
TRCA	113.	That the implementing Zoning By-law recognize all-natural heritage features and environmental buffer blocks in suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.	TRCA
PEEL DISTRICT SCHOOL BOARD	114.	Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	115.	The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	116.	<p>The Board requires that the following clauses be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:</p> <p>a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p> <p>b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the</p>	PEEL DISTRICT SCHOOL BOARD

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Board.”	
DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD	117.	<p>That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots:</p> <p>a) “Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation maynot be available for all anticipated students from the area, youare hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”</p> <p>(b) “That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”</p>	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
BELL CANADA	118.	The owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.	BELL CANADA
BELL CANADA	119.	We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.	BELL CANADA
BELL CANADA	120.	As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).	BELL CANADA
BELL CANADA	121.	The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. Inthe event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.	BELL CANADA
BELL CANADA	122.	If the Developer elects not to pay for the above-noted connection, then the Developer will be required to demonstrate to the	BELL CANADA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).	
ENBRIDGE GAS	123.	The owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.	ENBRIDGE GAS
ENBRIDGE GAS	124.	If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the owner/developer.	ENBRIDGE GAS
ENBRIDGE GAS	125.	In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.	ENBRIDGE GAS
ENBRIDGE GAS	126.	The owner/developer shall grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.	ENBRIDGE GAS
CANADA POST	127.	The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailbox equipment and to indicate these locations on the appropriate servicing plans.	CANADA POST
CANADA POST	128.	The owner/developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CANADA POST
CANADA POST	129.	The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.	CANADA POST
CANADA POST	130.	The owner/developer will communicate to Canada Post the	CANADA POST

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.	
CANADA POST	131.	The owner/developer agrees, prior to offering any of the residential units for sale, to place a “Display Map” on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Caledon.	CANADA POST
CANADA POST	132.	The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot numbers) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.	CANADA POST
CANADA POST	133.	The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.	CANADA POST
SUMMARY CONDITIONS	134.	Prior to signing the final plan the Town’s Manager of Development Review Services 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
	135.	Town of Caledon that Conditions 1 through 70, (inclusive) and 134, have been satisfied.	TOWN OF CALEDON
	136.	Region of Peel that Conditions 1, 19, and 71 through 107 (inclusive) have been satisfied.	REGION OF PEEL
	137.	Toronto and Region Conservation Authority that Conditions 108 through 113 (inclusive) have been satisfied.	TORONTO AND REGION CONSERVATION AUTHORITY
	138.	Peel District School Board that Conditions 114 through 116 (inclusive) have been satisfied.	PEEL DISTRICT SCHOOL BOARD
	139.	Dufferin-Peel Catholic District School Board that Condition 117 has been satisfied.	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
	140.	Bell Canada that Conditions 118 through 122 (inclusive) have been satisfied.	BELL CANADA
	141.	Enbridge Gas that Conditions 123 through 126 (inclusive) have been satisfied.	ENBRIDGE GAS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
	142.	Canada Post that Conditions 127 through 133 (inclusive) have been satisfied.	CANADA POST

NOTES: THE OWNER IS HEREBY ADVISED	1.	The Owner, their successors and assigns are hereby notified the Development Charges of the Town are payable in accordance with the applicable Development Charges By-laws, upon issuance of a building permit, at the rate in effect on the date issued.	
	2.	Notwithstanding the Servicing Requirements mentioned in Schedule A – Conditions of Draft Approval, all Standards in effect at the time of registration of the plan will apply.	
	3.	The Owner is hereby advised that all building permits are subject to Architectural Control. The Town of Caledon requires that prior to Building Permit submission, Building Permits are to be reviewed and approved by the Town’s Control Architect.	

	<p>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>	
	<p>Attn: Larissa Svirplys-Howe Public Works, Development Services Region of Peel 10 Peel Centre Drive Brampton, Ontario L6T 4B9 Tel: 905-791-7800 Email: larissa.svirplyshowe@peelregion.ca</p>	<p>Attn: Bianca Bielski Manager, Planning and Enrolment Peel District School Board 5650 Hurontario Street Mississauga, Ontario L5R 1C6 Tel: 905-890-1010 x. 2221 Email: Bianca.bielski@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 Delivery Services Officer Delivery Planning, GTA Canada Post Corporation 200-5210 Bradco Boulevard Mississauga, ON L4W 1G7 Tel: 905-206-1247 Email: Christopher.fearon@canadapost.ca</p>
	<p>Attn: Katherine Cappella Manager Archaeology Program Unit Culture Division Ministry of Tourism, Culture & Sport Suite 1700, 401 Bay St. Toronto, Ontario M7A 0A7</p>	<p>Attn: Municipal Notices Enbridge Gas Distribution Inc. Distribution Asset Management, Municipal Notices 4th Floor, 500 Consumers Road North York, M2K 1P8 Tel: 416-758-4754</p>

	Tel: 416-314-7132 Email: katherine.cappella@ontario.ca	Email: MunicipalPlanning@enbridge.com	
	Attn: Quentin Hanchard Toronto and Region Conservation Authority 5 Shoreham Dr., Downsview, ON M3N 1S4 Tel: 416-661-6600 Email: quentin.hanchard@trca.ca		