

REVISED CONDITIONS OF DRAFT APPROVAL

File: 19T-14K01
 Subject: Owner/Applicant: Nobleton Estates Inc.
 Agent: KLM Planning Partners Inc.

*Revisions to conditions identified in red.

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PLANNING DEPARTMENT	1.	<p>The Plan shall relate to the draft plan of subdivision, prepared by KLM Planning Partners, dated June 12, 2015 and subject to the following revisions:</p> <ul style="list-style-type: none"> • minor road alignment • temporary turning circles 	PLANNING
PLANNING DEPARTMENT	2.	<p>The Owner shall convey the following lands, without monetary consideration and free from all encumbrances:</p> <ul style="list-style-type: none"> a) Block 6 for open space purposes, to the Township; b) Block 7 for buffer purposes, to the Township or the Toronto and Region Conservation Authority; 	PLANNING
PLANNING DEPARTMENT; ENGINEERING; PUBLIC WORKS AND BUILDING DEPARTMENT	3.	<p>The Owner and all encumbrancers shall enter into a Subdivision Agreement, which shall identify how all draft plan conditions are being addressed, with the Township of King as approved by Council, to be registered on title of the lands and pursuant to the provisions of the Planning Act, to satisfy all of the requirements and conditions of the Township with respect to the development of the lands, financial and otherwise, including but not limited to, as the Township may consider necessary, the preparation of all detailed engineering design to the satisfaction of the Township Director of Engineering, Public Works and Building, payment of development charges, the provision of roads and municipal services, landscaping and fencing.</p> <p>The Owner shall also agree in the Subdivision Agreement to comply with all of the financial, legal, and engineering requirements as adopted by Council for the Township of King and shall agree to participate in a pre-design consultation meeting with Township of King staff regarding the construction of roads and services.</p>	PLANNING

PLANNING DEPARTMENT	4.	The Owner and all encumbrancers shall agree in the Subdivision Agreement, to be registered as a first charge against all of the lands affected, to provide at the Owner's expense all services based on current design standards approved by the Township, and without limiting the generality of the foregoing, such services shall include sanitary sewers, watermains, storm sewers, foundation drain collector (FDC) sewers, sidewalks, paved roads, curbs, gutters, LED street lighting, underground utilities, tree planting, walkways, fencing and screening, stormwater management control including LID (Low Impact Development) facilities, public trails and walkways, and sodding.	PLANNING
PLANNING DEPARTMENT	5.	Prior to final approval the Owner shall provide all processing and administrative fees. Such fees will be charged at prevailing rates of approved Township Policies and By-laws on the day of payment.	PLANNING
PLANNING DEPARTMENT	6.	The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances. Road widenings, daylight triangles, walkway blocks, environmental and buffer blocks, and park blocks and 0.3 m reserves included within this draft plan of subdivision shall be dedicated to the Township of King or the Region of York without monetary consideration and free of all encumbrances.	PLANNING
PLANNING DEPARTMENT	7.	<p>The Owner shall agree in the Subdivision Agreement that any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Township without monetary consideration and free of all encumbrances, to be held by the Township until required for future road allowances or development of adjacent lands. At such time as a road terminating at a 0.3 metre reserve is to be extended, the Township will lift the reserve.</p> <p>The Owner shall further agree in the subdivision agreement to make any necessary arrangements with the Township and/or Region of York with respect to the lifting of any existing 0.3 metre reserves in order to provide for access and development of the subject lands.</p>	PLANNING
PLANNING DEPARTMENT	8.	Prior to Final Approval the Director of Planning shall be satisfied that the Region of York has confirmed that adequate water supply and sanitary sewage treatment	PLANNING

		facility and related infrastructure capacities are available for the proposed development.	
PLANNING DEPARTMENT	9.	The Township of King shall have assigned by By-law or resolution of Council, the required amount of municipal water and sanitary sewer allocation for the number of units/lots to be registered in any phase of development proposed within the draft plan of subdivision.	PLANNING
PLANNING DEPARTMENT	10.	The Owner shall agree in the Subdivision Agreement to save harmless the Township and the Region of York from any claim or action as a result of water or sanitary servicing not being available when anticipated.	PLANNING
PLANNING DEPARTMENT	11.	<p>The Owner shall agree in the Subdivision Agreement that in the event that the Draft Approved Plan is not Registered within three (3) years from the date which Draft Approval by the Township becomes final, the draft approval may lapse at the discretion of the Township but may be extended by the Township subject to any revisions to the draft conditions determined appropriate by the Township in consultation with the Region of York and other agencies.</p> <p>In the event that the Draft Approved Plan is not Registered within three (3) years from the date which Draft Approval by the Township becomes final, the Township may re-consider the servicing allocation and assign it to another development.</p>	PLANNING
PLANNING DEPARTMENT	12.	The Owner shall agree in the Subdivision Agreement to implement the recommendations of the studies, plans and reports referred to in the draft plan conditions and/or other studies, plans, reports provided during the review of the draft plan of subdivision and detail design, as required by and to the satisfaction of the Director of Planning and Director of Engineering, Public Works and Building.	PLANNING
PLANNING DEPARTMENT	13.	The Owner shall have prepared, by a qualified professional, for the review and approval of the Township Director of Planning in consultation with any necessary peer-review consultant (at the Owner's expense), recommendations with respect to energy efficient housing design and construction techniques such as Energy Star, to improve the energy efficiency of the homes within the draft plan, and propose implementation methods.	PLANNING

PLANNING DEPARTMENT	14.	<p>That a Zoning By-law for the development of these lands with appropriate "Holding" provisions shall have been passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.</p> <p>Further, that the Zoning By-law adopted to implement this plan of subdivision contain "Holding" provisions to ensure that prior to the lifting of the H-Holding provisions that arrangements satisfactory to the Township and the Region of York are in place with respect to the provision of municipal water, sanitary sewer, stormwater management facilities, roads/streets, contingency fire protection measures, subdivision and site plan agreement requirements, noise attenuation measures, access, and other matters as necessary.</p>	PLANNING
PLANNING DEPARTMENT	15.	<p>The Owner shall agree to provide to the Township digital files (PDF, dxf, dwg or shp file format) of the registered plan of subdivision and any reference plans related to applicable easements, rights-of-way, etc., all to the satisfaction of the Director of Planning. The Owner shall agree in the Subdivision Agreement to provide a mylar, electronic PDF copies, and fifteen (15) paper copies of the Registered Plan to the Township Clerk.</p> <p>The Owner shall also agree to provide an Ontario Land Surveyor certificate confirming that all of the lots and blocks within the Plan, or any phase thereof, fully comply with the provisions of the Township of King Zoning By-laws applicable to the subject lands including, without limiting the discretion of the Township as to the form of the said certification, a copy of the Plan or any relevant phase thereof showing the relevant zoning designation for each lot.</p>	PLANNING
PLANNING DEPARTMENT	16.	<p>Prior to final approval, or the release of building permits for model homes if permitted by the Township prior to registration of the Plan, whichever occurs first, architectural control design guidelines to be applied to the entire draft plan shall be submitted for approval by the Director of Planning. The architectural control design guidelines shall address and be consistent with the approved Urban Design Guidelines" noted in Condition 19, which shall be revised to address any comments by the Township, to the satisfaction of the Director of Planning.</p> <p>The Owner shall agree in the subdivision agreement that:</p>	PLANNING

		<p>a) a control architect satisfactory to the Township shall be retained at the cost of the Owner, to ensure that all development proceeds in compliance with the approved architectural control design guidelines;</p> <p>b) prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural control design guidelines;</p> <p>c) the Township may undertake periodic reviews to ensure compliance with the architectural control design guidelines; should inadequate enforcement be evident, the Township may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.</p>	
PLANNING DEPARTMENT	17.	<p>Prior to final approval, the Owner shall submit an Urban Design Guidelines Report to the satisfaction of the Township, which shall identify all the urban design objectives for the draft plan. The final report shall address any comments provided by the Township to the satisfaction of the Director of Planning, including:</p> <ul style="list-style-type: none"> • internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services (i.e. typical road sections incorporating boulevard trees); • co-ordination of the urban design/streetscape elements as they relate to all streets within the Plan including entrance features and medians; • landscaping including fencing, gateway features and typical cross-sections required to determine appropriate locations for buffer landscaping. • the appropriate landscape treatment and configuration for the stormwater management pond and landscaping & walkways within environmental buffers. • The location and paving treatment of community mail boxes. • illustrate interfaces between residential block and open space and collector road systems; private-public interface, particularly with respect 	PLANNING

		<p>to the open space system; entrance features and integration with, or buffering for adjacent existing neighbourhoods.</p> <ul style="list-style-type: none"> The location, route and design of the public trail/walkway system in the buffer blocks, park block, and other areas of the draft plan, and any revisions to add additional walkway blocks as necessary. <p>The Owner shall agree in the Subdivision Agreement to implement the recommendations and requirements of the Urban Design Guidelines at no cost to the municipality.</p>	
PLANNING DEPARTMENT	18.	The Owner agrees to provide a certificate signed by an Ontario Land Surveyor and the Owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Township.	PLANNING
PLANNING DEPARTMENT	19.	That the Owner agree in the Subdivision Agreement, that prior to any soil disturbance or pre-grading of the lands within this plan, a Stage 1 and Stage 2 Archaeological Assessment shall be completed in accordance with Provincial guidelines, to the satisfaction of the Director of Planning and the Ministry of Culture and, further, that a Stage 3 and/or a Stage 4 Archaeological Assessment(s) may be required if archaeological remains are identified through the Stage 2 assessment. The Owner shall agree to implement the recommendations of the Archaeological Assessment(s) including any related revisions to the draft plan as may be required to the satisfaction of the Director of Planning.	PLANNING
PLANNING DEPARTMENT	20.	The Owner shall acknowledge and agree in the Subdivision Agreement, prior to any grading, site servicing, or demolition works and prior to final approval, to implement the recommendations of a Cultural Heritage Assessment report, to the satisfaction of the Director of Planning.	PLANNING
PLANNING DEPARTMENT	21.	The Owner shall cause the following information to be displayed on the interior wall of the sales office, information approved by the Director of Planning, prior to offering any units for sale, to be monitored periodically by the Township. No building permit shall be issued for	PLANNING

		<p>a sales office or model home, or a residential unit until such information is approved by the Director of Planning.</p> <ul style="list-style-type: none"> a) the Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc. b) the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval. c) the location of parks, open space, stormwater management facilities and trails. d) the location of institutional uses, including schools, places of worship, community facilities. e) the location and type of commercial sites. f) colour-coded residential for singles, semis, multiples, and apartment units. g) The following statement on the plan/map: "This map is based on information available as of (<u>date of map</u>). and may be revised or updated without notification to purchasers." [In such circumstances, the Owner is responsible for updating the map and forwarding it to the Township for verification.] h) Until the plan is registered, the following information must also be shown in BOLD CAPITAL TYPE: <ul style="list-style-type: none"> “THE PLAN OF SUBDIVISION IS NOT YET RESIGTERED; THE CONSTRUCTION OF THE HOMES CANNOT COMMENCE UNTIL AFTER REGISTRATION AND THE ISSUING OF BUILDING PERMITS (EXCLUDING MODEL HOMES); THAT NOTWITHSTANDING THE EXPECTATIONS OF THE VENDORS AND PURCHASE OF HOUSES, IT IS POSSIBLE THAT DELAYS COULD OCCUR WITH RESPECT TO THE REGISTRATION OF THE 	
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		<p>PLAN OF SUBDIVISION AND THE ISSUING OF BUILDING PERMITS, WHICH MAY AFFECT THE ABILITY OF THE VENDORS TO PERFORM THEIR OBLIGATIONS WITHIN THE TIME PRESCRIBED IN ANY AGREEMENTS OF PURCHASE AND SALE.”</p> <p>The plan required by this condition shall be approved by the Director of Planning prior to the Owner offering dwelling units for sale and/or registration of the plan, whichever occurs first.</p>	
PARKS DEPARTMENT AND PLANNING DEPARTMENT	22.	<p>The Owner shall dedicate to the Township without monetary consideration and free of all charges and encumbrances, the parkland dedication and/or cash-in-lieu of parkland at the discretion of the Township, as required under the Planning Act, Parkland By-law 2011-120, as amended, and the King City Community Plan. Lands used for trail purposes (unless they are located in a Park block) and environmental lands shall not be included as part of the parkland dedication requirement.</p> <p>The Owner shall agree in the subdivision agreement that, at the Township's sole discretion, cash-in-lieu of parkland in accordance with the Planning Act, Parkland By-law 2011-120, as amended, and the King City Community Plan, shall be paid to the Township by the Owner prior to final approval. Prior to the execution of the subdivision agreement, the required payment to the Township shall be calculated in accordance with the Township's Parkland By-law 2011-120, as amended, to the satisfaction of the Township's Director of Finance and Treasurer, including an appraisal report and/or other information required by the Director of Finance and Treasurer, or other arrangements to the satisfaction of the Township of King and in accordance with the conditions and requirements of the Subdivision Agreement. The appraisal report and/or other information required by the Director of Finance shall be at the Owner's cost.</p> <p>If determined necessary by the Director of Planning, Director of Parks and Recreation prior to final approval and registration of the plan, the Owner shall enter into a parkland dedication agreement with the Township reconciling parkland dedication and cash in lieu of parkland requirements, if any, for the lands.</p>	PARKS PLANNING FINANCE
PLANNING DEPARTMENT	23.	<p>The Owner shall agree in the Subdivision Agreement to place a sign to be not less than 1.2 metres by 1.2 metres on all blocks (i.e. parkland, stormwater management</p>	PLANNING

		facilities and institutional, as applicable) to advise of the future use of these blocks, and to maintain these signs in good condition until such time as the land is developed. This signage is to be erected to the satisfaction of the Director of Planning prior to the registration of the plan.	
CLERK DEPARTMENT	24.	That prior to final approval and registration of the plan, all road allowances shall be named to the satisfaction of the Township and the Region of York. In this regard the Owner shall submit a list of proposed street names in accordance with the Township's street naming policy to the Clerk for approval by Council.	CLERK
CLERK DEPARTMENT	25.	The Owner agree in the subdivision agreement to obtain the municipal address from the Clerk for each lot and that street address numbers shall be permanently embedded in or attached to the exterior of each dwelling, to the satisfaction of the Township.	CLERK
PLANNING DEPARTMENT	26.	Where the Owner proposes to proceed with the construction of a model home(s), the Owner shall enter into an agreement with the Township setting out conditions in accordance with the Township's policy and shall fulfill relevant conditions of the said model home agreement prior to the issuance of any building permit.	PLANNING
PARKS DEPARTMENT AND PLANNING DEPARTMENT	27.	<p>Prior to registration of the Plan, the Owner shall prepare an Open Space Landscape Master Plan shall address and be consistent with Design Guidelines which shall be revised to address any comments by the Director of Planning. The Plan shall include detailed siting, route, and design information for the public trail/walkway system within the draft plan which is to be located in the buffer blocks and other areas of the draft plan, in accordance with an approved trail plan for the draft plan approved by the Director of Planning and Director of Parks and Recreation. The Owner shall agree in the subdivision agreement to construct all of the trails within the draft plan at the Owner's sole cost, to the satisfaction of the Director of Planning and Director of Parks and Recreation.</p> <p>These plans shall conform to the approved Urban Design/Landscape Guidelines for the Draft Plan and the latest version of the Township's Development Standards, Policies and Guidelines. The Owner shall agree in the Subdivision Agreement to prepare detailed landscape construction drawings and implement the approved Open Space Landscape Master Plan to the</p>	PARKS PLANNING

		satisfaction of the Director of Planning and Director of Parks and Recreation. These plans will be implemented by the Owner at his cost with the exception of the park block.	
PLANNING DEPARTMENT	28.	Prior to registration of the Plan, the Owner shall prepare a Landscape Plan to the satisfaction of the Director of Planning and Director of Engineering and Public Works with respect to screening, privacy and buffer purposes in relation to the adjacent neighbouring lands. The Owners shall acknowledge and agree in the Subdivision Agreement to enter into a covenant.	PLANNING
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	29.	<p>The Owner shall provide a tree assessment including an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation and/or remedial plantings in accordance with the Township's Development Design Criteria respecting the preservation and protection of trees and vegetation. The Owner further agrees not to remove trees without the written approval of the Township of King and to satisfy all provisions of the Region of York Tree By-law. New tree plantings shall be larger caliper trees to the satisfaction of the Director of Engineering, Public Works and Building.</p> <p>The Owner shall further agree to undertake reasonable efforts to relocate trees that are to be removed from the area of site grading and alteration and place such trees in other more appropriate locations on the property.</p> <p>The Owner shall agree in the Subdivision Agreement to implement the recommendations of the report and plan.</p>	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	30.	<p>The Owner shall agree in the subdivision agreement to provide upgraded screening (fencing, plantings or combination of both) within the lot(s) along the rear and/or side lot line, as applicable, for the purposes of screening between the lots within the draft plan and the existing residential homes/lots.</p> <p>If any plantings or screening will be located on lands of adjacent owners, the Owner shall enter into an agreement with any such adjacent owner to provide for such plantings or screening.</p>	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	31.	The Owner acknowledges that final engineering design(s) may result in variations to the Plan (i.e. in the configuration of road allowances, storm water management block, and lotting, number of lots, etc.)	EPWB

		which may be reflected in the final plan to the satisfaction of the Director of Engineering, Public Works and Building and Director of Planning.	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	32.	<p>The Owner shall submit a Phasing Plan for the review and approval of the Director of Engineering, Public Works and Building and Director of Planning which details the order and progression of the development and construction of the phases/stages of the draft plan of subdivision. The Phasing Plan shall address/indicate:</p> <ul style="list-style-type: none"> i. the orderly development of the subject lands, together with consideration for adjacent lands and access and servicing connections thereto; and the orderly sequence of services; ii. available water and sanitary servicing capacity; iii. the timing of the construction of associated servicing works, stormwater management facilities (temporary and permanent), roads improvements, internal and external to the draft plan. iv. the first phase/stage shall include all the municipal infrastructure and municipal blocks, and more specifically, shall include the stormwater management and related drainage facilities, all environmental lands (and related buffers) to be conveyed into public ownership, and other blocks as required by and to the infrastructure and municipal blocks, and more specifically, shall include the stormwater management and related drainage facilities, all environmental lands (and related buffers) to be conveyed into public ownership, and other blocks as required by and to the satisfaction of the Township Director of Planning. 	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	33.	The Owner shall agree in the Subdivision Agreement to provide a financial contribution equal to the full life cycle cost for any dedicated Foundation Drain Collector System (3 rd sewer pipe) required for the development. Sump pumps shall not be used for foundation drainage except where permitted and approved by the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	34.	The Owner shall agree in the Subdivision Agreement to provide to the Director of Engineering, Public Works and Building engineering drawings (i.e. IFC and as-built drawings, both stamped by a P. Eng) for and to construct	EPWB

		<p>to the satisfaction of the Township, planned watermains, sanitary sewage works, and storm water management works, sanitary sewage works, telecommunications and internet service (including provisions for broadband via fibre optic cable), the electrical supply system and/or other infrastructure, as determined to be necessary by the Director of Engineering, Public Works and Building including approved connections to existing systems, both within and external to the draft plan of subdivision.</p> <p>Prior to the registration of the plan, the Owner's surveyor shall submit to the Director of Engineering, Public Works and Building horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision.</p>	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	35.	The engineering drawings and designs of the above servicing works, shall address, include and make allowance for the construction of services for external lands, which rely upon or connect through the subject lands and the Owner shall agree in the Subdivision Agreement to make satisfactory arrangements with the Township so that the construction of these works is coordinated with the subdivision development, all to the satisfaction of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	36.	Prior to final approval the Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Engineering, Public Works and Building a Functional Servicing Report in accordance with the requirements of the Township of King Design criteria (as amended from time to time), for the review and approval of the Township of King. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	37.	<p>The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Engineering, Public Works and Building a water system hydraulic analysis and report that will address internal and external impacts of the draft plan of subdivision on the existing water system, for the review and approval of the Director of Engineering, Public Works and Building. This shall include updating and calibrating the existing model.</p> <p>The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the</p>	EPWB

		Township Director of Engineering, Public Works and Building.	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	38.	The Owner acknowledges and agrees that the need for improvements to the Township's water distribution system, if any, will be based on an updated calibrated model of the Township's Water Distribution System. Should the modeling provided indicate the need for improvements to the external system, the Owner shall contribute their share of the cost of any external upgrades to the existing water distribution system should a calibrated model indicate it is required to adequately service the water demands of the Draft Plan. The Owner shall provide the calibration of the Township's Water Distribution System model to the satisfaction of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	39.	The Owner agrees that the water distribution system for this draft plan of subdivision shall be looped within this draft plan of subdivision and with the existing watermain system on the periphery of this draft plan of subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft plan of subdivision as required by the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	40.	The Owner shall agree that no building permits will be applied for nor issued until the Director of Engineering, Public Works and Building is satisfied that adequate access, municipal water, sanitary and storm services are available to service the development.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	41.	The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Engineering, Public Works and Building a sanitary system analysis and report that will address internal and external impacts of the draft plan of subdivision on the existing sewer system, for the review and approval of the Director of Engineering, Public Works and Building. This shall include updating design sheets of the existing system based on the proposed sewage flows. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Engineering, Public Works and Building at no cost to the Township.	EPWB
ENGINEERING, PUBLIC WORKS, AND	42.	The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of	EPWB

BUILDING DEPARTMENT		Engineering, Public Works and Building a traffic report that will address internal and external traffic impacts of the draft plan of subdivision, for the review and approval of the Director of Engineering, Public Works and Building. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Township Director of Engineering, Public Works and Building.	
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	43.	<p>Prior to pre-servicing or registration of the Plan, whichever comes first, the Owner will be required to prepare a detailed Stormwater Management Report in accordance with Township Design Criteria together with the necessary hydrology, specific to the proposed development, to ensure that the proposed stormwater facilities and associated infrastructure have been appropriately sized to provide the necessary storage needed to control post development flows in accordance with unit flow rates established by the TRCA, all to the satisfaction of the Director of Engineering, Public Works and Building and TRCA. The report should also address Low Impact Development (LID) measures including infiltration, lot level controls, conveyance controls and end of pipe controls. In addition, this report is to include a water balance analysis on a catchment and land use basis together with a mitigation strategy. The Owner shall agree in the Subdivision Agreement to carry out or cause to carry out the recommendations of the approved report</p> <p>If it is determined that the pond blocks have to be increased in size, then the appropriate adjustments/revisions will need to be applied to the draft plan, all to the satisfaction of the Director of Engineering, Public Works and Building. These adjustments may include changes to adjacent lots or blocks.</p>	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	44.	<p>The Owner shall agree to prepare a Construction Management Report to address, but not be limited to, the following issues and further agrees to undertake all recommendations outlined in the said report subject to the approval of Township Director of Engineering, Public Works and Building:</p> <ul style="list-style-type: none"> a. Site access; b. Construction limits; c. Sediment controls; d. Vegetation protection; e. Construction timing as it relates to protection of natural areas; 	EPWB

		<p>f. Well impact from any dewatering activities; g. Site stabilization.</p> <p>The Owner shall further agree to prepare reports for the following items:</p> <ol style="list-style-type: none"> 1. Pavement Condition Assessment outlining the PCI of all roads, deficiencies, as well as repairs. 2. Sidewalk inspection report outlining the condition of all sidewalks, encroachments, deficiencies, as well as repairs. 3. Sign retroreflectivity report outlining the condition of all sidewalks, deficiencies, as well as repairs. 	
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	45.	Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by the Director of Engineering, Public Works and Building. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road and rail network. The Owner shall agree in the Subdivision Agreement to implement the noise attenuation features and other recommendations of the report and to include warning clauses, as may be required therein, in the Purchase and Sale Agreements.	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	46.	The Owner shall agree to supply and install all acoustic barriers, as recommended in the noise study as approved by the Director, prior to occupancy of any affected dwellings in those locations as indicated on the approved construction drawings to the satisfaction of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	47.	The Owner shall agree in the Subdivision Agreement that all lots or blocks to be left vacant shall be graded, seeded, maintained, signed and fenced if required prohibiting dumping and trespassing, all to the satisfaction of the Township Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	48.	The Owner agrees that all lands being conveyed to the Township shall be graded for adequate drainage and seeded/sodded as required by and to the satisfaction of the Township Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS, AND	49.	The Owner shall agree that any balance of the lands subject to later phases of development shall be maintained in accordance with the Township of King	EPWB

BUILDING DEPARTMENT		Property Standards Policies and By- law and that measures such as fencing be taken to ensure no unauthorized dumping, filling or access. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.	
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	50.	<p>Prior to the initiation of grading or stripping of topsoil, or prior to registration, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Director of Engineering, Public Works and Building. The Owner shall agree in the Subdivision Agreement to install, inspect, and maintain the erosion and sedimentation controls until all the lots and blocks are graded, sodded and certified by the consulting engineer.</p> <p>In addition, the Owner shall prepare a Soil Management Plan with the objective of minimizing excess soil generated from the site, all to the satisfaction of the Director of Engineering, Public Works and Building. Further, the Owner shall agree to pay the applicable Soil Import/Export Fee in accordance with Township by-law(s), prior to Final Approval where applicable.</p>	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	51.	The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Township Director of Engineering, Public Works and Building and/or the appropriate road authority and be designed in accordance with the Township Standards, to the satisfaction of the Director of Engineering, Public Works and Building or the appropriate road authority.	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	52.	<p>Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an Environmental Site Assessment report in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended. On-site sampling completed for the reports shall be conducted prior to and following completion of the rough grading of the lands. Testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials.</p> <p>Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the</p>	EPWB

		<p>Township Director of Engineering, Public Works and Building prior to final approval, a copy of the Record of Site Condition acknowledged by the Ministry of the Environment.</p> <p>The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the Township, meet the applicable soil and ground water criteria noted above.</p>	
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	53.	The public highways, intersection design and temporary turning circles as required by the Township shall be designed in accordance with the Township of King's Design Criteria. Any lots affected by a temporary turning circle may be held or frozen at the sole discretion of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	54.	The Owner shall agree in the Subdivision Agreement to construct at no cost to the Township all required Township services shown on the approved construction drawings to the satisfaction of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	55.	Prior to pre-grading, pre-servicing or registration of the Plan, whichever comes first, a detailed soils investigation report shall be prepared at the Owner's expense, by a qualified Geotechnical Engineer and submitted to the Township Director of Engineering, Public Works and Building for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations of said report including pavement design structure, pipe bedding, cathodic protection, etc. for ideal and non-ideal conditions as well as the design of storm water management facilities such as ponds, buried pipes and infiltration techniques, to the satisfaction of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	56.	The Owner shall agree in the Subdivision Agreement to provide the Township with a cash deposit to be determined as per the maintenance and monitoring requirements of the storm water management facilities. The cash amount will be determined from the detailed storm water management facility design and shall be acquired upon final acceptance of the storm water management facilities as per the Subdivision Agreement. The Owner will be responsible for the monitoring and maintenance of the facility for a period of two years after the assumption of the plan.	EPWB

ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	57.	<p>The required Hydrogeological Assessment & Geotechnical investigations shall be completed to the satisfaction of the Director of Engineering and the Region of York. The Owner shall address the wellhead protection policies of the Region of York and the TRCA.</p> <p>The Owner shall agree to carry out well monitoring and any other recommendations as may be included in the Hydrogeological Assessment report to the satisfaction of the Director of Engineering, Public Works and Building. Such monitoring shall commence and be carried out as soon as possible and in advance of the commencement of any site works.</p>	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	58.	<p>The Owner shall agree to provide potable water to any residents whose wells are in the zone of influence of the subdivision plan which may be negatively impacted to the satisfaction of the Director of Engineering, Public Works and Building and at the Owner's sole cost, regardless of the cause of the impact(s). Said water supply shall be maintained until the source of the impact has been determined and such responsibility has been discharged to the satisfaction of the Director of Engineering, Public Works and Building or the Ministry of Environment Conservation and Parks.</p> <p>The Owner shall agree to provide an amount as a security until final acceptance of the subdivision by the Township to ensure these obligations regarding the private wells. The amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement.</p>	EPWB
ENGINEERING, PUBLIC WORKS, AND BUILDING DEPARTMENT	59.	<p>The Owner shall agree to include any applicable warning clauses for purchasers of lots, including a statement on all offers of purchase and sale advising the purchaser of same, as determined to be necessary by and to the satisfaction of the Director of Engineering, Public Works and Building and Director of Planning and identified more specifically by the Subdivision Agreement:</p> <p>a) Within the entire subdivision plan:</p> <ul style="list-style-type: none"> • "Purchasers and/or tenants are advised that 	EPWB PLANNING

		<p>despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including but not limited to, from construction activities and arterial roads, may be of concern and occasionally interfere with some activities of the dwelling occupants."</p> <ul style="list-style-type: none"> • "The maintenance of fencing shall not be the responsibility of the Township, or the Region of York, and shall be maintained by the Owner until assumption of the services in the Plan." • "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Township lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions." • "Purchasers and/or tenants are advised that the planting of trees on boulevards in front of residential units is a requirement of the Township and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the Township reserves the right to relocate or delete any boulevard tree without further notice." • "Purchasers and/or tenants are advised that the Township has not imposed a "tree fee", or any other fee which may be charges as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling." • "Purchasers and/or tenants are advised that mail delivery will be provided from a community mailbox as designated by Canada Post, the location of which be identified by the Owner prior to any home closings." 	
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		<ul style="list-style-type: none">• "Purchasers and/or tenants are advised that until final assumption of the streets in the Subdivision by the Township, maintenance is the responsibility of the Owner and the use of the streets is at the user's own risk."• "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by Township of King By-Law 2005-121, Design Criteria, and Zoning By-law, as amended, and shall conform to such."• "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, selected roads may be subject to public transit bus traffic as determined by the Regional Municipality of York."• "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and internet service may be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."• "Purchasers and/or tenants are advised that prior to the issuance of any building permits, the building is subject to an architectural control program which will direct the exterior style and design of the building and its siting, and also including accessory elements such as fences, porches, and other similar features".• "Purchasers and/or tenants are advised that the right of the Owner or the Township to enter on to any lot or block pursuant to the Subdivision Agreement must be maintained until final assumption and release of the agreement."• "Purchasers and/or tenants are advised that blocks used for storm water management	
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		<p>purposes shall have a detention pond detaining at times a level of water that may be dangerous to unattended children or to other persons not adequately supervised. The Purchaser acknowledges and agrees that neither the Owner nor the Township shall be responsible for providing any supervision on said block of any kind."</p> <p>b) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots and blocks abutting and/or in proximity to open space, woodlot or stormwater management facilities:</p> <ul style="list-style-type: none"> • "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance. In addition, these adjacent lands are also intended to include a public walking recreational walkway/trail." <p>c) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots/blocks abutting and/or in proximity to walkway blocks:</p> <ul style="list-style-type: none"> • "Purchasers and/or tenants are advised that the lot or block abuts a block to be used for a public walkway." <p>d) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all lots/blocks with noise issues:</p> <ul style="list-style-type: none"> • "Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended 	
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		<p>by the Ministry of the Environment and in compliance with the Township's criteria.”</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised of the construction of acoustic fencing. The maintenance of fencing shall not be the responsibility of the Township, or the Region of York, and shall be maintained by the Owner until assumption of the services in the Plan.” <p>e) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots/blocks abutting and/or in close proximity to environmental blocks:</p> <ul style="list-style-type: none"> • "Purchasers and/or tenants are advised that the environmental blocks of the Plan of Subdivision contain watercourses, wetlands and/or buffers and as such are advised that the natural watercourses are subject to flooding and/or levels of water that may be dangerous to unattended children or to other persons not adequately supervised. The Purchaser acknowledges and agrees that neither the Owner nor the Township shall be responsible for providing any supervision on said Block of any kind and hereby agrees to release, indemnify and save harmless the Township from any and all claims arising from the use or occupation of said Block by the Purchaser and his or her invitees." 	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	60.	Prior to final approval, the Owner shall pay their proportionate share of the cost of any external municipal services, works, and related studies, including but not limited to road and intersection improvements, stormwater management facilities, sanitary and water supply systems, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject plan.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	61.	If any grading, drainage, servicing or other works are required on external lands, the Owner shall submit to the Township Director of Engineering, Public Works and Building, together with the first submission of engineering drawings, written permission and other related information/agreement/ easement (as required), from the Owner of the external lands which shall allow	EPWB

		the Owner to enter the external lands and complete the external works, as required by and to the satisfaction of the Township Director of Engineering, Public Works and Building.	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	62.	<p>Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Hydro One Networks Inc., or its successors, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Hydro One Networks Inc. which addresses the foregoing requirements.</p> <p>The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Hydro One Networks Inc., or its successors, and the Township.</p>	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	63.	<p>The Owner shall agree in the Subdivision Agreement to coordinate the preparation of an overall utility coordination plan to the satisfaction of all affected authorities and the Township Director of Engineering, Public Works and Building. An as-built Composite Utilities Plan, stamped by a P.Eng, showing all utilities and their horizontal and vertical locations shall be provided to and approved by the various agencies prior to approval of engineering drawings by the Township Director of Engineering, Public Works and Building. All utilities within the road allowances are to be constructed in accordance with the approved composite utilities plan.</p>	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	64.	<p>Prior to registration, arrangements shall be made to the satisfaction of the Township Director of Engineering, Public Works and Building for the relocation of any utilities required by the development of this plan. Further, such relocations are to be undertaken at the sole expense of the Owner.</p>	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	65.	<p>Concurrent with registration of the Plan, easements as may be required within the plan for utility, drainage, servicing, construction, or other municipal purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.</p>	EPWB

ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	66.	The Owner shall agree in the Subdivision Agreement that upon issuance of a building permit the Owner shall supply and install a black vinyl chain link fence, or other standard as determined by the Director of Engineering, Public Works and Building, on residential lot lines adjacent to any municipally owned lands, or as otherwise shown in other locations on the approved construction drawings, all to the satisfaction of the Director of Engineering, Public Works and Building.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	67.	<p>The Owner shall participate in the Township's waste diversion program and acknowledge the transition of residential recycling services to the provincial producer responsibility framework effective January 1, 2026, under Ontario Regulation 391/21. As part of the this transition, the Owner shall:</p> <ul style="list-style-type: none"> • Pay to the Township the cost of waste/compost containers (excluding recycling containers, which will be managed by Producer Responsibility Organizations), and provide said containers to purchasers at the same cost; • Notify the Township's designated representative at least four (4) weeks prior to unit occupancy to arrange for the collection of waste containers by the Owner; • Deliver the waste containers and educational materials to each dwelling unit on or before the closing date for the sale of the unit; • Acknowledge that recycling services will be provided by a registered Producer Responsibility Organization (PRO) under the provincial framework, and that the Township will no longer be responsible for residential recycling collection after December 31, 2025. 	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	68.	The Owner shall implement monitor, and maintain erosion and sediment control (ESC) measures throughout all phases of construction in accordance with the applicable regulatory requirements, including but not limited to the Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA). All ESC activities shall be carried out in a manner that prevents the discharge of sediment and other contaminants to the natural environment and complies with the performance and reporting requirements	EPWB

		outlined in the CLI ECA.	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	69.	<p>Drinking Water: Following watermain commissioning, the Owner shall ensure that all newly constructed watermains are monitored to maintain water quality. This shall include:</p> <ul style="list-style-type: none"> • Routine flushing of the watermain to maintain appropriate disinfectant residuals; • Weekly sampling and recording of disinfectant residuals at representative locations; • All sampling shall be conducted by individuals authorized under Ontario Regulation 128/04, including Certified Operators or Water Quality Analysts; • All monitoring activities shall comply with the current Watermain Disinfection Procedure issued by the Ministry of the Environment, Conservation and Parks (MECP); • Records of all sampling results and flushing activities shall be submitted to the Township on a weekly basis until such time as the Township confirms that routine monitoring is no longer required. 	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	70.	The Owner shall ensure that all wastewater and stormwater infrastructure is commissioned in accordance with applicable CLI ECA conditions, including any required testing, inspections, and documentation. Records shall be provided to the Township.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	71.	All water, wastewater, and stormwater infrastructure shall be designed, constructed, and approved in accordance with applicable legislation, including but not limited to the associated Drinking Water Works Permits (DWWPs) and Consolidated Linear Infrastructure Environmental Compliance Approvals (CLI ECAs).	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	72.	The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Engineering, Public Works and Building, a preconstruction survey regarding the structural status	EPWB

		of dwellings adjacent to the subject lands or along the servicing route for the review and approval of the Director of Engineering, Public Works and Building.	
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	73.	Prior to registration of the Plan, the Owner shall prepare a Streetscape Plan for the development for the review and approval of the Director of Engineering, Public Works and Building, which shall address, but not limited to, boulevard trees, fencing, landscaping in and around the storm water management facilities, streetscaping, entrance features, valleylands, parks, walkways, trail system, and greenway corridors.	EPWB
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	74.	The Owner agrees to design, purchase materials and install street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with Township standards and specifications. The Owner further agrees as part of detail design, to confirm that street/boulevard lighting shall be shielded and directed downwards to minimize light pollution.	EPWB
ENGINEERING & PUBLIC WORKS DEPARTMENT	75.	Pending the timing of the development and potential related delays due to servicing limitations, the owner acknowledges and agrees that the Township shall have an opportunity to review and require modification and updates to the supporting documents as may be required at that time to the satisfaction of the Director of Engineering and Public Works;	EPWB
ENGINEERING & PUBLIC WORKS DEPARTMENT	76.	The Owner acknowledges that final engineering design(s) regarding roads, sidewalks, trails and connections, etc. shall be to the satisfaction of the Township. This will include, but not limited to, pavement width, geometry, sight lines on street and off street parking availability, parking restrictions, etc. These matters are to be finalized prior to the commencement of detailed design.	EPWB
ENGINEERING & PUBLIC WORKS DEPARTMENT	77.	The Owner acknowledges and agrees that all preliminary details contained in the Functional Servicing Report are subject to review and further adjustment to the satisfaction of the Director of Engineering and Public Work, Building. The final Functional Servicing	EPWB

		Report and/or Functional Design are to be provided for review in advance of commencement of the detailed design and to be presented prior to a pre-consultation meeting (as indicated in the Township standards).	
ENGINEERING & PUBLIC WORKS DEPARTMENT	78.	The Owner acknowledges that any and all drawings to be prepared for the construction of roads and services are to be completed in accordance with the CAD standards of the Region of York.	EPWB
ENGINEERING & PUBLIC WORKS DEPARTMENT	79.	The Owner shall be required to submit a Tree Preservation Plan and report shall be provided to identify possible tree retention of the existing tree cover. The said tree preservation plan shall also ensure all trees on and abutting adjacent lands are protected.	EPWB
ENGINEERING & PUBLIC WORKS DEPARTMENT	80.	The Owner acknowledges and agrees that the existing and proposed water network pressures and flows at various points will be confirmed at the detail design stage. Confirmation will be required through water modeling, prepared and submitted by the proponent, to ensure adequate flows and firefighting capabilities are available during detailed design stage. Said modeling will be based on the Township's model as exists at that time. No Building Permits shall be issued until all required water tests, analyses and reports have been provided to and accepted to the satisfaction of the Township.	EPWB
ENGINEERING & PUBLIC WORKS DEPARTMENT	81.	The Owner acknowledges and agrees to provide calculations to verify the size of the water services required, based on the lots in the development (in accordance with the current standards).	EPWB
FIRE DEPARTMENT	82.	<p>The Owner shall satisfy the Fire Chief with respect to building construction, including fire-breaks, access during construction, house numbering and on-site water, and related provisions in the Subdivision Agreement.</p> <p>The Owner shall agree to clearly identify all fire break lots with a marking system approved by the Fire Chief, so as to be visible from the street.</p>	FIRE DEPT

FIRE DEPARTMENT	83.	The Owner covenants and agrees that open air burning shall not be permitted on site at any time. Failure to comply with this provision, will result in a fee being applied based on the Fees and Charges By-law 2013-130, Schedule "F", and may result in a charge being laid, as set out in the Fire Protection and Prevention Act, 1997 as amended.	FIRE DEPT
FIRE DEPARTMENT	84.	The Owner covenants and agrees to maintain Fire Protection and Access ensuring that construction material and equipment not be stored on the streets.	FIRE DEPT
FIRE DEPARTMENT	85.	Owner shall agree to test the fire hydrants for their rated capacities in conformance with NFPA 291, "Fire Flow Testing and Marking of Hydrants", and based on those findings shall colour code the hydrants in conformance with NFPA 291 so as to provide identification by responding fire crews as to the capabilities of the fire hydrants.	FIRE DEPT
TRCA	a)	<p>That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Functional Servicing Report (prepared by UEL Urban Ecosystems Limited, dated June 19, 2015, revised January 24, 2017, as amended per the Response to TRCA Comments, prepared by UEL Urban Ecosystems Limited, dated February 27, 2018), as may be amended to the satisfaction of TRCA and the Township of King. This submission shall include:</p> <ul style="list-style-type: none"> • A description of the storm drainage system (quantity and quality) for the proposed development; • Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system; • Appropriate stormwater management techniques which may be required to control minor and major flows; • Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of 	TRCA

		<p>development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;</p> <ul style="list-style-type: none">• Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;• Proposed measures to promote infiltration and maintain water balance for the plan area;• Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;• An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;• Grading plans for the subject lands;• Cross-sections and details regarding areas where grading and filling is proposed in or adjacent to the Natural Buffer (Block 7). The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and, compensation to the satisfaction of TRCA;• An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction; and	
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		<ul style="list-style-type: none"> The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended. 	
TRCA	b)	That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.	TRCA
TRCA	c)	That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Natural Buffer (Block 7).	TRCA
TRCA	d)	That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.	TRCA
TRCA	e)	That the Natural Buffer (Block 7) be dedicated to TRCA or the Township of King, free of all charges and encumbrances, to the satisfaction of TRCA.	TRCA
TRCA	f)	That the implementing zoning by-law recognize the Natural Buffer (Block 7) in an open space, environmental protection, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.	TRCA
TRCA	g)	That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.	TRCA
TRCA	h)	<p>That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:</p> <p>i.) To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval (see TRCA's letter dated April 11,</p>	TRCA

		<p>2018);</p> <p>ii.) To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;</p> <p>iii.) To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;</p> <p>iv.) To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;</p> <p>v.) To erect a permanent fence along all residential lots that abut the Natural Buffer (Block 7) to the satisfaction of TRCA;</p> <p>vi.) To prohibit grading works within the Natural Buffer (Block 7) unless approved by TRCA; and</p> <p>vii.) To prohibit retaining walls in or adjacent to the Natural Buffer (Block 7) unless approved by TRCA.</p>	
TRCA	i)	That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (see TRCA's letter dated April 11, 2018), if necessary, to the satisfaction of TRCA.	TRCA
TRCA	j)	That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.	TRCA
REGION OF YORK PLANNING DEPARTMENT	k)	The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Township of King and York Region.	REGION OF YORK PLANNING

REGION OF YORK	l)	Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Township of King for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.	REGION OF YORK
REGION OF YORK	m)	Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.	REGION OF YORK
REGION OF YORK PLANNING DEPARTMENT	n)	<p>For all lands, the Holding (H) provisions of Section 36 of the <i>Ontario Planning Act</i> shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the <i>Ontario Planning Act</i>. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:</p> <ul style="list-style-type: none"> • The Township of King approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or, • York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 to 36 months depending on the complexity of the development) to permit the plan registration; or, • The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Township of King allocates the capacity to this development. 	REGION OF YORK PLANNING
REGION OF YORK	o)	Prior to final approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared	REGION OF YORK

		<p>by a qualified professional, to the satisfaction of Regional Environmental Services Department. The SWIAMP must follow the York Region document <i>Source Protection Guidance for Proposed Developments in Wellhead Protection Areas In The Regional Municipality of York</i> (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:</p> <ul style="list-style-type: none"> a) Petroleum-based fuels and or solvents; b) Pesticides, herbicides, fungicides or fertilizers; c) Construction equipment; d) Inorganic chemicals; e) Road salt and contaminants as identified by the Province; f) The generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities; g) Organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and, h) Snow storage and disposal facilities. 	
REGION OF YORK	p)	<p>Prior to final approval, the Owner shall conduct a subsurface investigation to identify any need for significant dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan prepared by a qualified professional to the Region for approval prior to conducting site alterations and/or excavations.</p>	REGION OF YORK
REGION OF YORK	q)	<p>Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Region of York Corporate Services Department.</p>	REGION OF YORK
REGION OF YORK	r)	<p>The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final</p>	REGION OF YORK

		approval in accordance with By-law # 2012-36.	
REGION OF YORK	s)	The Regional Transportation and Community Planning Department shall advise that Conditions (k) to s) inclusive, have been satisfied.	REGION OF YORK
TELECOMMUNICATION SERVICE PROVIDER	t)	The Owner shall agree in the subdivision agreement that prior to commencing any work within the Plan the Owner must confirm that sufficient wire-line communication/ telecommunication infrastructure is currently available within the proposed development to provide communication/ telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication / telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/ telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/ telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).	TELECOM PROVIDER
ENBRIDGE GAS	u)	<p>The following conditions shall be included in the subdivision agreement:</p> <ul style="list-style-type: none"> The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas. 	ENBRIDGE
CANADA POST	aa)	<p>The Owner shall satisfy Canada Post as follows, and agree in the Subdivision Agreement:</p> <p>(i) The Owner agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;</p>	CANADA POST

		<p>(ii) The Owner will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale;</p> <p>The Owner acknowledges to contact the Canada Post 6 months prior to occupancy to set up delivery as well as any changes to the draft plan.</p>	
ENGINEERING & PUBLIC WORKS DEPARTMENT	bb)	The Owner shall agree in the Subdivision Agreement to coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities and the Township Director of Engineering and Public Works. A Composite Utilities Plan showing all utilities and their locations shall be approved by the various agencies prior to approval of engineering drawings by the Township Director of Engineering and Public Works. All streets are to be constructed in accordance with the composite utilities plan.	E&PW APPLICABLE UTILITIES
TRCA	1.	Toronto and Region Conservation Authority shall advise that Conditions (a) to (j) all inclusive have been satisfied.	TRCA
ENGINEERING, PUBLIC WORKS AND BUILDING DEPARTMENT	2.	Township of King Engineering, Public Works and Building Department shall advise that Conditions 37 to 81, (bb) all inclusive, have been satisfied.	EPWB
REGION OF YORK	3.	Region of York shall advise that Conditions (k) to (s) all inclusive, have been satisfied.	REGION OF YORK
TELECOM SERVICE PROVIDER	4.	Telecommunication Service Provider shall advise that Condition (t) has been satisfied.	TELECOM PROVIDER
PLANNING DEPARTMENT	5.	Township of King Planning Department shall advise that Conditions 1-23, 26-28, 59, (k) and (n) all inclusive, have been satisfied.	PLANNING
PARKS DEPARTMENT	6.	Township of King Parks, Recreation and Culture Department shall advise that Conditions 22 and 27 all inclusive, have been satisfied.	PARKS

CLERK DEPARTMENT	7.	Township of King Clerk Department shall advise that Conditions 24 and 25 all inclusive, have been satisfied.	CLERK
FIRE DEPARTMENT	8.	Township of King Fire Department shall advise that Conditions 82 to 85 all inclusive, have been satisfied.	FIRE
ENBRIDGE GAS	9.	Enbridge Gas shall advise that Condition (u) all inclusive, has been satisfied.	ENBRIDGE
CANADA POST	10.	Canada Post shall advise that Condition (aa) have been satisfied.	CANADA POST
OTHER UTILITIES	11.	Other applicable utilities shall advise that Condition (bb), as applicable, have been satisfied.	APPLICABLE UTILITIES
FINANCE DEPARTMENT	12.	Township of King Finance Department shall advise that Condition 12 and 22 all inclusive, have been satisfied	FINANCE

Notes:

1. In the event that the Draft Approved Plan is not Registered within three (3) years from the date which Draft Approval by the Township becomes final, the draft approval may lapse at the discretion of the Township but may be extended by the Township subject to any revisions to the draft conditions determined appropriate by the Township in consultation with the Region of York and other agencies.