

## CONDITIONS OF DRAFT APPROVAL

**File:** 19T-22K01  
**Subject:** Prebrick Systems (Boynton) Inc.

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
GROWTH MANAGEMENT SERVICES DEPARTMENT	1.	<p>The Plan shall relate to the draft plan of subdivision, prepared by KLM Planning Partners Inc., DWG. No. – 25:13, dated APR. 29, 2025, and subject to the following revisions as determined necessary at the sole discretion of the Director of Growth Management Services:</p> <ul style="list-style-type: none"> <li>• minor road alignment</li> <li>• reserves (including, without limitation, a minimum 0.3 metre reserve along any required areas)</li> <li>• temporary turning circles</li> <li>• the final dimensions of the plan including various blocks and layout of roads, etc., shall be determined during detailed design prior to registration of the Plan.</li> </ul>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT  PUBLIC WORKS DEPARTMENT	2.	<p>The Owner shall convey the following lands, without monetary consideration and free from all encumbrances, upon confirmation, to the satisfaction of the Township and Region of York, that the lands have been remediated and are suitable for the intended use:</p> <ol style="list-style-type: none"> <li>a) Block 418 for park purposes, to the Township;</li> <li>b) Blocks 419-421 for stormwater management purposes, to the Township;</li> <li>c) Blocks 423-427 for environmental buffer protection purposes, to the Township;</li> <li>d) Blocks 428-432 for natural heritage system purposes, to the Township;</li> <li>e) Blocks 433-438 for open space purposes, to the Township;</li> <li>f) Block 439 for road widening purposes, to York Region;</li> <li>g) Block 440 for walkway purposes, to the Township.</li> </ol>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	3.	<p>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, and in accordance with obligations of a Municipal Capital Facilities Agreement (MCFA).</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	4.	<p>The Owner acknowledges that the development is required to obtain water and sanitary allocation from the Township prior to obtaining building permits. The Owner further acknowledges that a Holding Symbol applies to the subject lands and is required to be lifted by a Planning Application to lift a Holding</p>	PLANNING

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		Symbol from all or part of the development, subject to the conditions contained in the implementation Zoning By-law.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	5.	The subdivision plan shall provide for 5m x 5m daylight triangles at all proposed local-to-local road intersections, 10m x 10m daylight triangles at all local-to-collector road intersections and 15m x 15m daylight triangles at all collector-to-collector intersections. The Owner acknowledges that Streets 1 and 14 are to be classified as Collector roads.	PLANNING PUBLIC WORKS
GROWTH MANAGEMENT SERVICES DEPARTMENT	6.	The Owner acknowledges that Street 16 is shown to terminate at a dead end in front of Lot 37. The Owner should acknowledge that the Township will not accept dead-end roads without a turnaround facility, and that Lots 36 and 37 might not be able to be developed, i.e. "frozen", until a resolution satisfactory to the Township is reached regarding how access would be provided for Lots 36 and 37.	PLANNING PUBLIC WORKS
GROWTH MANAGEMENT SERVICES DEPARTMENT	7.	Final approval for registration may be issued in phases as follows: <ul style="list-style-type: none"> <li>i. Phasing is proposed in an orderly progression and in accordance with the approved phasing to the satisfaction of the Director of Growth Management Services;</li> <li>ii. All applicable agencies are to agree to registration in phases and provide clearances as required;</li> <li>iii. Clearances for all applicable conditions will be required for each phase as proposed by the Owner; and,</li> <li>iv. Furthermore, the clearances may relate to lands not located within the phase sought for registration.</li> </ul>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	8.	The Owner shall comply with all terms, conditions and provisions contained in the applicable Municipal Capital Facility Agreement (the 'MCFA') between the Township and Prebrick Systems (Boynton) Inc., dated _____; or such successor agreement between the Township and any successor landowners as may be executed with the Township. Without limiting the foregoing, <ul style="list-style-type: none"> <li>(i) the Owner shall make all payments and provide all facilities, Services, securities, Development Charges, Municipal Capital Facility Contribution and/or any other requirements, as required by the MCFA;</li> <li>(ii) the Owner shall agree in a subdivision agreement to: <ul style="list-style-type: none"> <li>a. to comply with the MCFA between the applicant and Corporation of the Township of King;</li> <li>b. make all payments and provision of facilities, Services, securities, Development Charges,</li> </ul> </li> </ul>	PLANNING

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		<p>Municipal Capital Facility Contribution and/or any other requirements, as required by the MOA;</p> <p>(iii) the Owner shall pay to the Township the Municipal Capital Facility Contribution, including any related securities, in accordance with the MCFA;</p> <p>(iv) the Owner shall enter into any further agreement(s) between the Township and the Landowners (which agreement(s) may be required prior to a subdivision agreement between the Township and the Owner), that may be required by the Township to further implement any of the provisions of the MCFA;</p> <p>All capitalized terms contained in this condition shall have the same meaning as in the MCFA.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	9.	Prior to Final Approval the Director of Growth Management Services shall be satisfied that the Region of York has confirmed that adequate water supply and sanitary sewage treatment facility and related infrastructure capacities are available for the proposed development, in accordance with the MCFA.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	10.	The Township of King shall have assigned by By-law or resolution of Council, or written confirmation from the Director of Growth Management Services that 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, in accordance with the MCFA.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	11.	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, in accordance with the MCFA.	PLANNING
PUBLIC WORKS DEPARTMENT	12.	The Owner shall acknowledge that there is insufficient downstream sanitary conveyance capacity for the northwest portion of the development discharging toward Crestview Drive, due to backwash caused by York Region's wastewater treatment plant upgrades. The Owner shall further acknowledge and agree that the portion of the development discharging its sanitary flow toward Crestview Drive will not be able to proceed until the downstream capacity constraint is resolved to the Township's satisfaction.	PUBLIC WORKS
GROWTH MANAGEMENT	13.	The Owner shall agree in the Subdivision Agreement that in the event that the Draft Approved Plan is not Registered within five	PLANNING

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
SERVICES DEPARTMENT		<p>(5) 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, and in accordance with the MCFA.</p> <p>In the event that the Draft Approved Plan is not Registered within five (5) 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, where and in accordance with the MCFA.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	14.	<p>The Owner shall have prepared, by a qualified professional, for the review and approval of the Township Director of Growth Management Services in consultation with any necessary peer-review consultant (at the Owner's expense), recommendations with respect to energy efficient housing design and construction techniques, to improve the energy efficiency of the homes within the draft plan, and propose implementation methods.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	15.	<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, and other matters as necessary. The Zoning By-law shall also include provisions in accordance with Section 37 of the Planning Act to reflect the facilities, services, and matters that will be provided in return for any increase in the density of the development otherwise permitted, as required by and to the satisfaction of the Director of Growth Management Services, and in accordance with the MCFA between the Township and the Owner.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	16.	<p>i. 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 Growth Management Services. The Owner shall agree in the Subdivision Agreement to provide a mylar, electronic PDF copies, and</p>	PLANNING

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		<p>fifteen (15) paper copies of the Registered Plan to the Township Clerk.</p> <p>ii. 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> <p>iii. The Owner shall request asset identification numbers from the Township of King's Public Works Department for the items identified on the Township's Asset Identifier Sheet. As part of the submission of design drawings, the Owner shall supply all GIS attribute data to the Township in a format as may be described from time to time. The data must also include geo-referenced coordinates for the development and all asset items contained therein. The asset items are to be numbered on the design drawings, in accordance with the Township's asset identification numbers.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	17.	<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 Growth Management Services. The architectural control design guidelines shall address and be consistent with the Architectural Design Guidelines prepared by mbtw wai dated May 2025, which shall be revised to address any comments by the Township, to the satisfaction of the Director of Growth Management Services.</p> <p>The Owner shall agree in the subdivision agreement that:</p> <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;</p>	PLANNING

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		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.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	18.	<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 and be consistent with the Urban Design Brief prepared by mbtw wai dated May 2025, and shall be revised to address any comments provided by the Township to the satisfaction of the Director of Growth Management Services, including:</p> <ul style="list-style-type: none"> <li>i. internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services (ie. typical road sections incorporating boulevard trees);</li> <li>ii. co-ordination of the urban design/streetscape elements as they relate to all streets within the Plan including entrance features and medians;</li> <li>iii. landscaping including fencing, gateway features and typical cross-sections required to determine appropriate locations for buffer landscaping.</li> <li>iv. the appropriate landscape treatment and configuration for any stormwater management facility, as applicable, and landscaping &amp; walkways within environmental buffers.</li> <li>v. The location and paving treatment of community mail boxes.</li> <li>vi. illustrate interfaces between residential block and open space and collector road systems; private-public interface, particularly with respect to the open space system; entrance features and integration with,or buffering for adjacent existing neighbourhoods.</li> <li>vii. 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</li> </ul> <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, including the park in accordance with the MCFA.</p>	PLANNING
GROWTH MANAGEMENT	19.	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)	PLANNING

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SERVICES DEPARTMENT		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.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	20.	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 Growth Management Services and the Ministry of Tourism, Culture and Sport 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 Growth Management Services.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	21.	<p>The Owner shall cause the following information to be displayed on the interior wall of the sales office, information approved by the Director of Growth Management Services, prior to offering any units for sale, to be monitored periodically by the Township. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the Director of Growth Management Services.</p> <ul style="list-style-type: none"> <li>a) the Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.</li> <li>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.</li> <li>c) the location of parks, open space, stormwater management facilities and trails.</li> <li>d) the location of institutional uses, including schools, places of worship, community facilities.</li> <li>e) the location and type of commercial sites.</li> <li>f) colour-coded residential for singles, semis, multiples, and apartment units.</li> <li>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.]</li> <li>h) Until the plan is registered the following information must</li> </ul>	PLANNING

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		<p>also be shown in <b>BOLD CAPITAL TYPE:</b></p> <p>“THE PLAN OF SUBDIVISION IS NOT YET REGISTERED;</p> <p>THE CONSTRUCTION OF THE HOMES CANNOT COMMENCE UNTIL AFTER REGISTRATION AND THE ISSUING OF BUILDING PERMITS (EXCLUDING MODEL HOMES);</p> <p>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 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 Growth Management Services prior to the Owner offering dwelling units for sale and/or registration of the plan, whichever occurs first.</p>	
<p>COMMUNITY SERVICES DEPARTMENT AND GROWTH MANAGEMENT SERVICES DEPARTMENT</p>	<p>22.</p>	<p>a) 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, and the Township’s Parkland By-law, as amended, and the Township’s Official 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>b) The Owner shall agree in the subdivision agreement that, if required, and in accordance with the MCFA, at the Township’s sole discretion, cash-in-lieu of parkland in accordance with the Planning Act and the Township’s Parkland By-law, as amended, and the Township’s Official 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, 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</p>	<p>PARKS PLANNING FINANCE</p>

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		<p>Agreement. The appraisal report and/or other information required by the Director of Finance shall be at the Owner's cost.</p> <p>c) If determined necessary by the Director of Growth Management Services and Director of Community Services 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>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	23.	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 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 Growth Management Services prior to the registration of the plan.	PLANNING
CORPORATE SERVICES 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 (per "Municipal Street Naming and Park Naming Policy #COR-POL-131") to the Clerk for approval by Council.	CLERK
CORPORATE SERVICES DEPARTMENT	25.	The Owner shall 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
GROWTH MANAGEMENT SERVICES 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 model home policy and shall fulfill relevant conditions of the said model home agreement prior to the issuance of any building permit.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT  COMMUNITY SERVICES DEPARTMENT	27.	The Owner shall submit a Master Trail Plan, including a comprehensive active transportation plan (trails and sidewalks), for the entire draft plan, as well as the other lands where applicable, detailing the location, route and design of the trail through the draft plan and the surrounding area, including through the environmental buffer blocks and linkages to existing and future trails on adjacent properties to the satisfaction of the Township Director of Growth Management Services, Director of	PARKS

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		<p>Public Works, and Director of Community Services. The trail system shall be designed to link the open space and recreation areas as well as potential linkages towards the village core.</p> <p>The Owner shall agree that all sidewalks required to be constructed both in the draft plan and outside the draft plan shall measure no less than 1.8m, all to the satisfaction of the Director of Public Works.</p> <p>The Owner shall agree in the subdivision agreement to construct or arrange for the construction of the trail/walkway system within the draft plan at his sole cost and provide a security deposit to the Township, to the satisfaction of the Director of Public Works, and Director of Community Services.</p>	
<p>COMMUNITY SERVICES DEPARTMENT</p> <p>GROWTH MANAGEMENT SERVICES DEPARTMENT</p>	28.	<p>Prior to registration of the Plan, the Owner shall prepare an Open Space Landscape Master Plan. 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 Growth Management Services and Director of Community Services. 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 Growth Management Services and Director of Community Services.</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 satisfaction of the Director of Growth Management Services and Director of Community Services. These plans will be implemented by the Owner at his cost, including the park block in accordance with the MCFA.</p>	PARKS PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	29.	<p>The Owner acknowledges and agrees to prepare an ecological offsetting strategy prepared by a qualified ecologist to the satisfaction of the Director of Growth Management Services. The Owner shall implement the plan and agree to provide an amount as a security until final acceptance of the subdivision by the Township to ensure the obligations of the offsetting strategy has been established.</p>	PLANNING

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PUBLIC WORKS DEPARTMENT	30.	<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, environmental 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 Public Works and Township Director of Growth Management Services, 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, environmental, 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>	Public Works
PUBLIC WORKS DEPARTMENT	31.	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 Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	32.	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, clear water sewers, foundation drain collector (FDC) sewers, sidewalks, bike lane/ multiuse pathway (if applicable), paved roads, curbs, gutters, LED street lighting, underground utilities, tree planting, fencing and screening, Stormwater management control including LID (Low Impact Development) facilities, public trails and walkways and sodding.	Public Works
PUBLIC WORKS DEPARTMENT	33.	The Owner shall acknowledge that the Township will review and may accept sewers not achieving self-cleansing velocity on a case-by-case basis, and that the Township will not accept sanitary sewers with a slope flatter than 0.5%, or any other solutions requiring non-gravity-based systems on individual lots.	Public Works
PUBLIC WORKS DEPARTMENT	34.	The Owner shall acknowledge that a sanitary sewer deeper than Township design criteria depth is anticipated under the 6.0m wide Walkway Block 440. The Owner shall acknowledge and agree that additional design requirements, such as sleeving the	Public Works

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		sewer to allow for future trenchless replacement, will be further reviewed and might be required by the Township during detailed design.	
PUBLIC WORKS DEPARTMENT	35.	The Owner shall acknowledge and agree that infrastructure blocks, such as servicing blocks or walkway blocks containing underground services, may require enlargement to accommodate infrastructure needs identified during detailed design.	Public Works
PUBLIC WORKS DEPARTMENT	36.	The Owner shall agree that all basements to be constructed are to have elevations a minimum of 0.6 m above the seasonally high groundwater level.	Public Works
PUBLIC WORKS DEPARTMENT	37.	The Owner shall agree to review and minimize the need for rear lot catch basins by discharging uncontrolled where permissible per pre-development conditions, and to meet the allowable rate by adjusting the stormwater facility sizes accordingly.	Public Works
PUBLIC WORKS DEPARTMENT	38.	The Owner shall acknowledge that the material presented in the Draft Plan application has not satisfactorily confirmed that Township and MECP criteria can be met. The Owner shall further acknowledge and agree that, in order to meet Township and MECP criteria, the stormwater management facility blocks may require enlargement, thereby potentially reducing developable areas.	Public Works
PUBLIC WORKS DEPARTMENT	39.	The Owner acknowledges that the material presented in the Draft Plan application proposes the use of a backflow preventer device at the dry pond at Block 433. The Owner shall acknowledge that backflow preventer devices will not be permitted by the Township at stormwater management facilities.	Public Works
PUBLIC WORKS DEPARTMENT	40.	The Owner shall acknowledge that Low Impact Development (LID) facilities, such as infiltration trenches, will not be permitted by the Township on private single detached dwelling lots unless all other stormwater and groundwater recharge options have been exhausted as demonstrated by the Owner and agreed by the Township.	Public Works
PUBLIC WORKS DEPARTMENT	41.	The Owner shall acknowledge that the Preliminary Grading Plan design is contingent on grading work on adjacent lands. Written agreement from the respective adjacent land owners are required for any work on their properties. Without the adjacent landowner's agreement, the Owner shall acknowledge that the developable residential lot areas may potentially be reduced in order to be in conformance with the Township's engineering design criteria requirements.	Public Works

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PUBLIC WORKS DEPARTMENT	42.	The Owner shall acknowledge that accounting for tree protection as required by the Arborist and Tree Protection Plan Report may result in reduced usable rear yard space, more stringent building setbacks to maintain usable rear yard areas, additional retaining walls, or other implications.	Public Works
PUBLIC WORKS DEPARTMENT	43.	The Owner shall acknowledge that the Township will not permit permanent dewatering without a resolution satisfactory to the Township. The Township expects basements to be above the seasonal high groundwater level, and dewatering from other areas, such as beneath stormwater management ponds, to be recharged into the ground. The Owner is to provide further analysis and a review of this matter, with proposed measures acceptable to the Director of Public Works and other agencies having jurisdiction.	Public Works
PUBLIC WORKS DEPARTMENT	44.	The Owner shall agree to install traffic signals at the proposed Oliver Emmerson/Street 1/Highway 27 intersection in the first phase of the development. The Owner shall also agree to be financially responsible (i.e., no development credits available) for the installation of the said signals.	Public Works
PUBLIC WORKS DEPARTMENT	45.	The Owner should acknowledge that the road cross section for the 26.0 m and 23.0 m right-of-way would need to be coordinated with Township staff during the onset of the detailed design stage to Township's acceptance.	Public Works
PUBLIC WORKS DEPARTMENT	46.	Notwithstanding the information shown in the materials submitted during the Draft Plan application, the Owner shall agree to construct an in-boulevard active transportation facility along Street 1 between Highway 27 and Street 7. The form of the active transportation facility will be determined through coordination with the Township during detailed design, to the satisfaction of the Director of Public Works. The Owner shall agree to be financially responsible (i.e., no development credits available) for the installation of the active transportation facility.	Public Works
PUBLIC WORKS DEPARTMENT	47.	The Owner shall agree to construct an in-boulevard active transportation facility along Highway 27 from Parkview Drive to the south limit of the development's frontage. The form of the active transportation facility will be determined through coordination with the Township and York Region during detailed design, to the satisfaction of both Township and York Region. The Owner shall agree to be financially responsible (i.e., no development credits available) for the installation of the active transportation facility along the frontage of the development's frontage. The Township acknowledges that the section of active transportation from Parkview Drive to the north limit of the	Public Works

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		development's frontage may be eligible for Development Charge credits.	
PUBLIC WORKS DEPARTMENT	48.	The existing sidewalk on Woodhill Avenue currently terminates at Gilbert Fuller Drive. The Owner shall construct a sidewalk from the proposed subdivision to the Woodhill Avenue and Gilbert Fuller Drive intersection, along the frontage of 60 Woodhill Avenue. The Owner shall agree in the subdivision agreement to construct this sidewalk. The Township acknowledges that this sidewalk may be subject to Development Charge credits.	Public Works
PUBLIC WORKS DEPARTMENT	49.	The Owner shall agree to construct a neighbourhood turning circle at Street 1 / Street 7 / Street 14 intersection. If determined to be necessary by the Township during detailed design, the Owner shall acknowledge and agree that additional road width may be required to accommodate the roundabout, which could potentially reduce the developable lot areas.	Public Works
PUBLIC WORKS DEPARTMENT	50.	The Township is currently conducting an "Old King Road Neighbourhood Plan" planning exercise. The Owner shall agree to revise the Transportation Impact Study, as necessary, during detailed design to include relevant information from the "Old King Road Neighbourhood Plan".	Public Works
PUBLIC WORKS DEPARTMENT	51.	The Owner shall agree in the subdivision agreement to be responsible for traffic calming needs prior to Township's assumption of the roads. As required in the Council's approved Traffic Calming Strategy document, the Owner should also agree to provide a traffic review in accordance with the Traffic Calming Strategy prior to Assumption to determine if active traffic calming measures are necessary and install the measures if deemed required.	Public Works
PUBLIC WORKS DEPARTMENT	52.	The Owner acknowledges that further engineering studies, such as a Traffic Impact Study, Noise Impact Study, etc., will be required for the Mixed-Use Blocks at the time of the Site Plan application.	Public Works
PUBLIC WORKS DEPARTMENT	53.	The road allowances included within this draft plan of subdivision shall be considered as public highways without monetary consideration and free from all encumbrances. Road widenings, daylight triangles, walkway blocks, environmental and buffer blocks, and parking blocks and 0.3 metre 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. The daylight triangle at the Street '1' and Hwy 27 shall be in accordance with the Nobleton Urban Area Zoning By-law (2016-71) and the satisfaction of York Region.	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	54.	<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 the 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>	Public Works
PUBLIC WORKS DEPARTMENT	55.	<p>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, and reports provided during the review of the draft plan of subdivision and detailed design, as required by and to the satisfaction of the Director of Growth Management Services and the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	56.	<p>The Owner shall agree in the Subdivision Agreement to provide to the Director of Public Works engineering drawings for and to construct 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 Public Works 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 Public Works horizontal co-ordinates of all boundary monuments for the approved plan of subdivision.</p>	Public Works
PUBLIC WORKS DEPARTMENT	57.	<p>The Owner shall agree that 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 Public Works.</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	58.	The Owner shall agree in the Subdivision Agreement to provide a payment to the Township for the future maintenance of all landscaping features, including but not limited to fences, acoustic devices, retaining walls, etc. based on the policy as approved by the Council of the Township, to the satisfaction of the Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	59.	<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.</p> <p>New tree plantings shall be large caliper trees to the satisfaction of the Director of Public Works. Where tree preservation is not feasible, the Owner shall provide financial compensation to the Township in accordance with the current policy (at a 3:1 ratio).</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 as determined by the Director of Growth Management Services and the Director of Public Works.</p> <p>The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Tree Preservation Plan and Report.</p>	Community Services
PUBLIC WORKS DEPARTMENT	60.	<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>	Public Works
PUBLIC WORKS DEPARTMENT	61.	The Owner acknowledges that the final engineering design(s) may result in variations to the Plan (i.e. the configuration of road allowances, Stormwater management block, lotting, number of lots, etc.) which may be reflected in the final plan to the satisfaction of the Director of Growth Management Services and the Director of Public Works.	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	62.	<p>The Owner shall submit a Phasing Plan for the review and approval of the Director of Public Works and Director of Growth Management Services 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"> <li>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;</li> <li>ii. Available water and sanitary servicing capacity;</li> <li>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;</li> <li>iv. Confirmation that the first phase includes all the municipal infrastructure and municipal blocks, and more specifically, that it included the stormwater management and related drainage facilities, all environmental lands (and related buffers) to be conveyed into public ownership, and other blocks, where possible, as required by and to the satisfaction of the Director of Growth Management Services.</li> </ul>	Public Works
PUBLIC WORKS DEPARTMENT	63.	<p>The Owner shall agree in the Subdivision Agreement to provide a financial contribution equal to the full life cycle cost for any dedicated Third Pipe system, such as Foundation Drain Collector, Roof Drain Collector, or Clean Water Collector, required for the development. Sump pumps shall not be used for foundation drainage except where permitted and approved by the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	64.	<p>The Owner shall agree in the Subdivision Agreement to provide asset information in tabular form to enable entry of data into the Township GIS system. All asset information shall be provided as determined by and to the satisfaction of the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	65.	<p>Prior to final approval, the Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a Functional Servicing Report in accordance with the requirements of the Township of King Design Criteria (as amended) 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 Public Works.</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	66.	<p>The Owner acknowledges that the Township is in the process of updating the Municipal Design Criteria and Standard Drawing Details document, which outlines the engineering requirements. The Owner shall acknowledge and agree to adopt the requirements set out in the Municipal Design Criteria and Standard Drawing Details document that is current at the time of submission.</p>	Public Works
PUBLIC WORKS DEPARTMENT	67.	<p>The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works 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 Public Works. The Owner shall provide any updating or calibration of the Township's Water Distribution System model to the satisfaction of the Director of Public Works.</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 Director of Public Works.</p> <p>The Owner should note that a Regional Nobleton Water and Wastewater Servicing solution is currently in the planning stages and as such, might trigger additional installations or warrant some additional provisioning. The Owner agrees to save the Township of King harmless and shall take all such additional responsibilities at its own cost and complete any addition or alteration to the proposed water system.</p>	Public Works
PUBLIC WORKS DEPARTMENT	68.	<p>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 provided modelling indicate any 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.</p> <p>The Owner should note that a Regional Nobleton Water and Wastewater Servicing solution is currently in the planning stages and as such, might trigger additional installations or warrant some additional provisioning. The Owner agrees to save the Township of King harmless and shall take all such additional responsibilities at its own cost and complete any addition or alteration to the proposed water system.</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	69.	<p>The Owner agrees that the water distribution system for this draft plan of subdivision shall be looped within this draft plan of subdivision, and within the existing watermain system on the periphery of this draft plan of subdivision as necessary, as required by the Director of Public Works.</p> <p>If based on the results of the Townships water modelling a looped system is required within the draft plan, a service easement may be required. The owner agrees to convey an easement to the Township without any cost. The size and configuration of the easement shall be finalized during detailed engineering submissions and must be to the satisfaction of the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	70.	<p>The Owner shall agree that no building permits will be applied for nor issued until the Director of Public Works and the Director of Growth Management Services are satisfied that adequate vehicular access including but not limited to signalization at Highway 27 and Street 1 of the Draft Plan, municipal water, sanitary and storm services are available to service the development, or alternative arrangements to the satisfaction of the Director of Growth Management Services.</p>	Public Works
PUBLIC WORKS DEPARTMENT	71.	<p>The Owner shall agree in the Subdivision Agreement that the services within this draft plan of subdivision shall be designed and make allowance for the future servicing and connections thereto of parcels of land abutting this draft plan of subdivision, as required by and to the satisfaction of the Director of Public Works, including but not limited to a feasibility and concept plan for a future road connection to the east.</p>	Public Works
PUBLIC WORKS DEPARTMENT	72.	<p>The Owner shall have prepared by a qualified professional to the satisfaction of the Director of Public Works 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 Public Works. 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 Public Works at no cost to the Township.</p> <p>The Owner should note that a Regional Nobleton Water and Wastewater Servicing solution is currently in the planning stages and as such, might trigger additional installations or warrant some additional provisioning. The Owner agrees to save the Township of King harmless and shall take all such additional</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		responsibilities at its own cost and complete any addition or alteration to the proposed water system.	
PUBLIC WORKS DEPARTMENT	73.	<p>The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a traffic assessment report(s) that will address internal and external traffic impacts of the draft plan of subdivision, for the review and approval of the Director of Public Works. The Owner shall refer to the Township’s Design Criteria and Guideline for the Functional Internal Traffic Study (FITS) requirements.</p> <p>The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, in the recommendations set out in the approved report, to the satisfaction of the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	74.	<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 Conservation Authority, all to the satisfaction of the Director of Public Works and Director of Growth Management and Conservation Authority. The report shall also address Low Impact Development (LID) measures including infiltration, lot level controls, conveyance controls and water balance analysis.</p> <p>The Owner acknowledges the proposed stormwater facilities are at a preliminary design stage. If it is determined that the proposed storage 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 Public Works and Director of Growth Management. These adjustments may include changes to adjacent lots or blocks.</p> <p>The Owner shall agree in the Subdivision Agreement to carry out or cause to carry out the recommendations of the approved SWM report.</p>	Public Works
PUBLIC WORKS DEPARTMENT	75.	<p>The Owner shall agree to prepare a Construction Management Report to address, but not limited to, the following issues and further agrees to undertake all recommendations outlined in said report subject to the approval of the Director of Public Works:</p> <ul style="list-style-type: none"> <li>i. Site access and traffic controls;</li> </ul>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li>ii. Construction limits and access routes;</li> <li>iii. Sediment controls;</li> <li>iv. Vegetation protection;</li> <li>v. Construction timing as it relates to protection of natural areas;</li> <li>vi. Well impacts from any dewatering activities; and</li> <li>vii. Site stabilization.</li> </ul>	
PUBLIC WORKS DEPARTMENT	76.	<p>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 Public Works. The preparation of the noise report shall include the ultimate traffic volumes associated with any surrounding road networks. 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.</p>	Public Works
PUBLIC WORKS DEPARTMENT	77.	<p>The owner shall agree to supply and install all acoustic barriers, as may be recommended in the noise study as approved by the Director of Public Works, prior to occupancy of affected dwellings in those locations as indicated on the approved construction drawings to the satisfaction of the Director of Public Works.</p> <p>Potential overland flow for the proposed acoustic barriers shall be addressed by the Owner to the satisfaction of the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	78.	<p>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 Director of Public Works. 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 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.</p>	Public Works
PUBLIC WORKS DEPARTMENT	79.	<p>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 Director of Public Works.</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	80.	<p>Prior to the initiation of grading or stripping of topsoil, or prior to registration, whichever comes first, the Owner shall submit an Application for Site Alteration and an Erosion and Sediment Control Plan including topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Director of Public Works. 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 or imported to the site, all to the satisfaction of the Director of Public Works. All soil management to be in accordance with Ontario Regulation 406/19 and Township By-laws. 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>	Public Works
PUBLIC WORKS DEPARTMENT	81.	<p>The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location, and along such roads, as approved by the Director of Public Works and/or the Region of York and that said access shall be designed in accordance with Township standards to the satisfaction of the Director of Public Works. The Owner further acknowledges and agrees that construction access will not be permitted from either Crestview Road or Woodhill Avenue.</p>	Public Works
PUBLIC WORKS DEPARTMENT	82.	<p>Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a Phase One Environmental Site Assessment(ESA) and based on the findings a Phase Two ESA report in accordance Ontario Regulation 153/04</p> <p>Should site remediation be required to meet the applicable soil and ground water criteria set out in Ontario Regulation 153/04 for the proposed land uses, the Owner shall submit to the Township Director of Public Works prior to final approval, a copy of the Letter of Acknowledgement of the Filing of a Record of Site Condition for the proposed land use.</p> <p>The Owner shall provide a copy of the Letter of Acknowledgement of the filing of a Record of Site Condition for the applicable Standards for any lands and easements to be dedicated to the Township. based on the future land use of the lands. Table 2 Residential/Parkland land use criteria should apply if the future land use is unknown at the time of conveyance.</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	83.	<p>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 Public Works.</p> <p>All proposed roundabouts and all its appurtenances shall meet the Transportation Association of Canada design guidelines.</p> <p>The Owner, in consultation with the York Region, shall agree to undertake at their own cost any intersection improvement including any intersection control improvement at the Hwy 27 and Street '1/ Oliver Emerson Avenue as advised by York Region.</p>	Public Works
PUBLIC WORKS DEPARTMENT	84.	<p>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 Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	85.	<p>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 Director of Public Works 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 detail, pipe bedding, cathodic protection, etc. for ideal and non-ideal conditions as well as the design of the stormwater management facilities such as ponds, buried pipes and infiltration techniques, to the satisfaction of the Director of Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	86.	<p>The Owner shall agree in the Subdivision Agreement to provide the Township with a cash payment to be determined for the long-term maintenance and monitoring requirements of the stormwater management facilities. The cash payment will be determined from the detailed stormwater management facility design and shall be made upon execution of the Subdivision Agreement.</p> <p>Further, the Owner shall be responsible for the monitoring and maintenance of the facility for a period of two years after the final assumption of the remaining services in the development as determined by the Director of Public Works. The Owner acknowledges securities will be held for this monitoring and maintenance period. The Owner shall be responsible for fully inspecting and cleaning out all the stormwater management</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		appurtenances at their cost at the end of the monitoring and maintenance period.	
PUBLIC WORKS DEPARTMENT	87.	<p>The required Hydrogeological Assessment &amp; 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 and groundwater monitoring program and any other recommendations as may be included in the Hydrogeological Assessment report to the satisfaction of the Director of Public Works. Such monitoring shall commence and be carried out as soon as possible and in advance of the commencement of any site works. The report should include a recommended monitoring program to protect off site properties and sensitive receptors during development. The monitoring shall continue for two years following the submission of Certificate of Completion. Annual Monitoring Report shall be prepared and provided to the Township for the aforementioned two years. The report shall include discussion of the post-development groundwater conditions in comparison to the hypothesized post-development condition expected in the original investigation report to be prepared for detail design.</p>	Public Works
PUBLIC WORKS DEPARTMENT	88.	The Owner shall agree in the Subdivision Agreement to provide a financial contribution equal to the full life cycle cost of any entrance landscape features, noise walls/barriers, and retaining walls that would be assumed by the Township.	Public Works
PUBLIC WORKS DEPARTMENT	89.	The Owner shall acknowledge that private communal retaining walls will not be permitted by the Township.	Public Works
PUBLIC WORKS DEPARTMENT	90.	<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 Public Works 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 Public Works 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>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	91.	<p>The Owner shall provide a minimum right-of-way width of 26m for Street 1 from Highway 27 to the intersection of Street '7' and '14' as shown on the Draft Plan. The Owner further acknowledges and agrees that additional right-of-way width beyond that shown on the Draft Plan may be required on Street 1 at the intersection of Street 1 and Highway 27 if any additional lanes are proposed beyond two travel lanes. The right-of-way shall be widened as necessary to accommodate any additional turning lanes or tapering requirements, so that the boulevard width between the curb line and the property line remains consistent with the rest of the road design. The final design of Street 1 must be approved by the Director of Public Works. The design shall meet the intent of the 2020 Active Transportation Strategy and the 2020 Traffic Calming Strategy.</p>	Public Works
PUBLIC WORKS DEPARTMENT	92.	<p>The Owner shall agree to remediate areas identified by the Phase 2 ESA. The Owner further acknowledges and agrees to provide a Record of Site Condition for lands that will be developed for residential purposes prior to any major earthworks.</p> <p>It is further acknowledged by the Owner that a Record of Site Condition will be required for all lands to be conveyed to the Township.</p>	Public Works
PUBLIC WORKS DEPARTMENT	93.	<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 Public Works and the Director of Growth Management Services and identified more specifically by the Subdivision Agreement.</p> <p>a) Within the Entire Subdivision Plan:</p> <ul style="list-style-type: none"> <li>• Purchasers are advised that no lots shall be sold until the Holding Provision for servicing has been wholly or partly lifted.</li> <li>• Purchasers and/or tenants are advised that traffic calming and active transportation measures may be incorporated into the road allowances.</li> <li>• "Purchasers and/or tenants are advised that 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</li> </ul>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>occasionally interfere with some activities of the dwelling occupants”</p> <ul style="list-style-type: none"> <li>• “Purchasers and/or tenants are advised that the Township has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any such 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.”</li> <li>• “Purchasers and/or tenants are advised that the lands subject to the Plan of Subdivision previously supported an agricultural use, being a sod farm and required remediation to the satisfaction of the Ministry of Environment and Climate Change, prior to final approval.”</li> <li>• "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."</li> <li>• "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 will be identified by the Owner prior to any home closings."</li> <li>• "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."</li> <li>• “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.”</li> <li>• “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by the Township of King By-Law 2005-121, the Design Criteria Manual, and the Zoning By-law, as amended, and shall conform to such.”</li> </ul>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li>• “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.”</li> <li>• “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”.</li> <li>• “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.</li> <li>• “Purchasers and/or tenants are advised that blocks used for storm water management 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.”</li> </ul> <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, environmental blocks or stormwater management facilities:</p> <ul style="list-style-type: none"> <li>• “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</li> </ul>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>are also intended to include a public walking recreational walkway/trail.”</p> <ul style="list-style-type: none"> <li>• “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.”</li> </ul> <p>c) 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"> <li>• “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 by the Ministry of the Environment, Climate Change and Parks and in compliance with the Township’s criteria.”</li> <li>• “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.</li> </ul> <p>d) The following warning clauses 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>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li>• “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.”</li> </ul> <p>f) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for any Blocks and/or Lots subject to site plan control approval:</p> <p>“Purchasers and/or tenants are advised that Blocks are subject to Site Plan Control Approval prior to the issuance of a building permit.”</p>	
PUBLIC WORKS DEPARTMENT	94.	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, 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.	Public Works
PUBLIC WORKS DEPARTMENT	95.	If any grading, drainage, servicing or other works are required on external lands, the Owner shall submit to the Director of Public Works, together with the first submission of engineering drawings, written permission and other related information/agreements/easements (as required), from the Owner of the external lands which shall allow the Owner to enter the external lands and complete the external works, as required by and to the satisfaction of the Township Director of Public Works.	Public Works
PUBLIC WORKS DEPARTMENT	96.	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 Director of Public Works. A utility coordination plan showing all utilities and their locations shall be approved by the various agencies prior to approval of engineering drawings by the Director of Public Works. All utilities within the road allowances are to be constructed in accordance with the approved composite utilities plan.	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	97.	<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>	Public Works
PUBLIC WORKS DEPARTMENT	98.	<p>Prior to registration, arrangements shall be made to the satisfaction of the Director of Public Works 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>	Public Works
PUBLIC WORKS DEPARTMENT	99.	<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>	Public Works
PUBLIC WORKS DEPARTMENT	100.	<p>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 Public Works, 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 Public Works.</p>	Public Works
PUBLIC WORKS DEPARTMENT	101.	<p>The Owner shall agree, as part of the waste diversion program to:</p> <ul style="list-style-type: none"> <li>a) pay to the Township the costs for the waste/recycling containers and to provide said containers to the purchasers at the same cost as paid to the Township;</li> <li>b) notify the Director of Public Works four weeks prior to unit occupancy to arrange an appointment to collect the waste/recycling containers by the Owner;</li> <li>c) deliver the said containers and educational materials to each home on or before the closing date for the sale of the dwelling.</li> </ul>	Public Works
PUBLIC WORKS DEPARTMENT	102.	<p>The owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works, a preconstruction condition survey regarding the structural status of dwellings adjacent to the subject lands or along the servicing</p>	Public Works

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		route for the review and approval of the Director of Public Works.	
PUBLIC WORKS DEPARTMENT	103.	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 Public Works, 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.	Public Works
PUBLIC WORKS DEPARTMENT	104.	The Owner agrees to design, purchase materials and install an LED 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.	Public Works
FIRE DEPARTMENT	105.	The Owner shall satisfy the Fire Chief with respect to, without limiting the foregoing, building construction, including fire-breaks, access during construction, house numbering and on-site water, and other similar and/or related provisions in the Subdivision Agreement, to the satisfaction of the Fire Chief. 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.	FIRE DEPT
FIRE DEPARTMENT	106.	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 Township's applicable Fees and Charges By-law 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	107.	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	108.	The Owner shall agree to test the fire hydrants for their rated capacities in conformance with NFPA 291, "Fire Flow Testing and Marking of Hydrants", and based on those findings shall colour code the hydrants in conformance with NFPA 291 so as to provide identification by responding fire crews as to the capabilities of the fire hydrants.	FIRE DEPT
FIRE DEPARTMENT	109.	The Owner shall satisfy the Fire Chief with respect to providing emergency access to Crestview including but not limited to providing a 6-metre access route, P-gates with locks, emergency access signage and no-parking signage.	FIRE DEPT

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
YORK REGION	110.	<p><b><u>Clauses to be Included in the Township's Subdivision Agreement</u></b></p> <ol style="list-style-type: none"> <li>1. The Owner shall agree that the Owner shall save harmless the Township of King and York Region from any claim or action as a result of:               <ol style="list-style-type: none"> <li>i) water or sanitary sewer service not being available when anticipated, or</li> <li>ii) the unavailability of water or sanitary sewer service.</li> </ol> </li> <li>2. The Owner shall agree to acknowledge that the timing or adequacy of future infrastructure recommended through the Region' s Nobleton Water and Wastewater Servicing Municipal Class Environmental Assessment (EA) Study to service the buildout of the proposed development is uncertain at the time of issuing these draft plan conditions.</li> <li>3. The Block 422 will not be permitted direct private access onto Highway 27. Vehicular access to Block 422 shall be provided through local streets.</li> <li>4. The Owner agrees to notify prospective purchasers/ tenants in subsequent purchase of sale/ tenant lease/ condominium agreements that Block 422 will not be permitted direct private access onto Highway 27.</li> <li>5. The Owner agrees to provide and permit interconnection to the south of the subdivision via Street 14 and 16 should adjacent lands redevelop with compatible land -uses in the future.</li> <li>6. The Owner agrees to implement an exclusive Southbound Left-Turn Lane and Northbound Right-Turn Lane on Highway 27 at the site access/ Oliver Emmerson Ave.</li> <li>7. The Owner agrees to implement an exclusive Westbound Left-Turn Lane and Northbound Left-Turn Lane for the King Road and Woodhill Avenue intersection.</li> <li>8. The Owner agrees to implement the recommendations of the Transportation Study, including TDM measures and incentives, as approved by the Region.</li> <li>9. The Owner agrees to include the following warning clause in the subsequent Purchase and Sale Agreements, Tenant Lease Agreements, Condominium Agreements and Declaration of Condominium Agreements “ THE</li> </ol>	REGION

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>PURCHASER/ TENANT UNDERSTANDS AND ACKNOWLEDGES THAT LOCAL TRAFFIC DELAYS, ALONG KING ROAD AND HIGHWAY 27, WILL CONTINUE TO INCREASE AND MAY FURTHER DETERIORATE PRIOR TO THE COMPLETION OF THE TOWNSHIP OF KING' S NOBLETON LOOP ROAD RECONSTRUCTION PROJECT, WHICH WHEN COMPLETED AND FULLY OPENED MAY DIVERT LOCAL TRAFFIC FURTHER AWAY FROM THE DEVELOPMENT AREA.”</p> <p>10. The Owner agrees to advise all potential purchasers of the existing and future introduction of transit services. The Owner/ consultant is to contact YRT Contact Centre tel. 1-866-668-3978) for route maps and the future plan maps.</p> <p>11. The Owner shall agree that where berm, noise wall, window and/ or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.</p> <p>12. The following warning clause shall be included with respect to the lots or blocks affected:</p> <p style="padding-left: 40px;">“Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building' s occupants”.</p> <p>13. The Owner agrees to be responsible for determining the location of all utility plants within York Region Right-of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority’s minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.</p> <p style="text-align: center;"><b>Conditions to be Satisfied Prior to Final Approval</b></p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>14. The road allowance included within the draft plan of subdivision shall be named to the satisfaction of the Township of King and York Region.</p> <p>15. For all lands, the Holding (H) provisions of Section 36 of the Ontario Planning Act 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 Ontario Planning Act. 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"> <li>A. The Township of King approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,</li> <li>B. 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 months to 36 months depending on the complexity of the development) to permit the plan registration; or,</li> <li>C. 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.</li> </ul> <p>16. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Township of King:</p> <ul style="list-style-type: none"> <li>A. A copy of the Council resolution confirming that the Township of King has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof.</li> <li>B. A copy of an email confirmation by Township of King staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition. e he Owner shall agree to provide interconnections with adjacent developments to consolidate and reduce the number of accesses onto Regional roads, where appropriate.</li> </ul>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>17. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services branch and the Infrastructure Asset Management branch for record.</p> <p>18. The Owner shall update section 3.5 of the FSR to exclude the following wording: "At this time, it is understood that the upgrades triggered by the backwash will be the responsibility of the Region, and not the Site."</p> <p>19. The Owner shall provide a basic 36 metre right -of-way for this section of Highway 27. As such, all municipal setbacks shall be referenced from a point 18 metres from the centerline of construction of Highway 27 and any additional lands required for turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.</p> <p>20. The applicant shall provide an updated design drawing for the proposed improvements to the Woodhill Avenue and King Road intersection in subsequent application stages.</p> <p>21. The applicant shall provide updated landscape and civil drawings which address the Region's comments, to the satisfaction of the Region.</p> <p>22. The applicant shall provide a TDM communication strategy to Sustainable Mobility staff.</p> <p>23. Prior to final approval and concurrent with the submission of the subdivision servicing application ( MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region' s road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:</p> <ul style="list-style-type: none"> <li>A. Plan and Profile for the York Region' s road and intersections;</li> <li>B. Grading and Servicing;</li> <li>C. Intersection/ Road Improvements, including the recommendations of the Traffic Report;</li> <li>D. Construction Access Design;</li> <li>E. Utility and underground services Location Plans;</li> </ul>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>F. Signalization and Illumination Designs;  G. Line Painting;  H. Traffic Control/ Management Plans;  I. Erosion and Siltation Control Plans;  J. Landscaping Plans, including tree preservation, relocation and removals;  K. Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/ Viva  L. Functional Servicing Report (water, sanitary and storm services)  M. Water supply and distribution report;  N. Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:</p> <ul style="list-style-type: none"> <li>• Disinfection Plan;</li> <li>• MECP Form 1- Record of Watermains Authorized as a Future Alteration;</li> </ul> <p>O. Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.</p> <p>24. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right -of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-Of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.</p> <p>25. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. One ( 1) set of digital engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information for the proposed Regional storm sewers and stormwater infrastructure shall be submitted to Development Engineering, Attention: Ms. Cynthia Tam, P.Eng.</p> <p>26. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>27. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.</p> <p>28. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.</p> <p>29. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right -of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.</p> <p>30. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right -of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.</p> <p>31. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-of-Way as required by any and/ or all of the following, York Region's Streetscaping Policy, York Region's Street Tree and Horticultural Design Guidelines and Standards, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.</p> <p>32. The Owner shall engage e the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>33. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.</p> <p>34. Where noise attenuation features will abut a York Region Right -of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:</p> <ul style="list-style-type: none"> <li>A. That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;</li> <li>B. That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality' s concurrence;</li> <li>C. That maintenance of the noise barriers and fences bordering on York Region Right - Of-Way' s shall not be the responsibility of York Region.</li> </ul> <p>35. The Region requires the Owner submit a Phase One Environmental Site Assessment (ESA) in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/ 04 Records of Site Condition, as amended (" O. Reg. 153/ 04"). The Phase One ESA must be for the Owner' s property that is the subject of the application and include the lands to be conveyed to the Region ( the " Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/ 04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>O. Reg. 153/ 04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/ or contain terms and conditions satisfactory to the Region.</p> <p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/ 04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MECP full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner' s certified written statement.</p> <p>36. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:</p> <ul style="list-style-type: none"> <li>A. A widening across the full frontage of the site where it abuts Highway 27 of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Highway 27, and</li> <li>B. A 15.0 metre by 15.0 metre daylight trapezoid at the northeast and southeast corners of Highway 27 and Street 1, and</li> <li>C. A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Highway 27 and adjacent to the above noted widening( s), and</li> <li>D. An additional 2.0 metre widening, 40 metre in length, together with a 60 metre taper for the purpose of a</li> </ul>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p style="text-align: center;">northbound right turn lane at the intersection of Highway 27 and Street 1.</p> <p>37. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.</p> <p>38. The intersection of Highway 27 and Street 1 shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/ or signalization as deemed necessary by Development Engineering.</p> <p>39. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right -of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.</p> <p>40. The Owner shall provide an executed copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.</p> <p>41. For any applications ( Site Plan or Zoning By -law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/ lock in the Development Charge rate at the time the site plan application or Zoning By -law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By -law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		42. The Regional Corporate Services Department shall advise that Regional Conditions 1 to 41 inclusive, have been satisfied.	
TORONTO AND REGION CONSERVATION AUTHORITY	111.	<p><b>Red-line Revisions</b></p> <ol style="list-style-type: none"> <li>1. The final Plan shall be in general conformity with Draft Plan prepared by KLM Planning Partners, dated April 29, 2025, prior to a request for clearance of any phase of this plan, to: <ol style="list-style-type: none"> <li>a) Include appropriate blocks that are to be conveyed into public ownership.</li> <li>b) Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the Township of King and TRCA as a result of the completion of the required studies.</li> <li>c) Should the above not be adequately addressed in the Plan, red-line revisions will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.</li> </ol> </li> <li>2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the Township of King and the TRCA.</li> </ol> <p><b>Prior to Site Alteration and Topsoil Stripping</b></p> <ol style="list-style-type: none"> <li>3. That the owner or their agents submit Erosion and Sediment Control plans in accordance with the Erosion and Sediment Control Guide for Urban Construction, 2019 or its successor prior to site alteration or topsoil stripping taking place.</li> <li>4. That a permit is approved by TRCA pursuant to Ontario Regulation 41/24 prior to any development or site alteration taking place in areas regulated by TRCA.</li> </ol> <p><b>Prior to Servicing and Subdivision Construction</b></p> <ol style="list-style-type: none"> <li>5. Prior to any grading, servicing or subdivision construction on site, the owners or their agents shall submit the following plans and reports to the satisfaction of the TRCA:</li> </ol>	TRCA

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>a) A detailed final stormwater management report and water balance report in accordance with the May 8, 2025 Functional Servicing Report, prepared by WSP and in accordance with TRCA' s 2012 Stormwater management Criteria.</p> <p>b) Detailed Erosion and Sediment Control plans for the subsequent phases of construction in accordance with the Erosion and Sediment Control Guide for Urban Construction, 2019 or its successor.</p> <p>c) Detailed grading plans with identified hazard constraint limits for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to hazard blocks or associated buffers. All modifications to existing slopes must result in geotechnically- stable slopes to the satisfaction of the TRCA.</p> <p>d) Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on hazard lands outside of the development areas. These plans must also identify no grading works and fill Toronto and Region Conservation Authority   3 placement within setbacks to natural hazard blocks, beyond those approved by the TRCA.</p> <p>e) Detailed stormwater outfall plans and a stability analysis of the outfall and associated work, prepared by a qualified geotechnical engineer. A restoration plan shall accompany the outfall design plans to assist with the mitigation of long-term erosion.</p> <p>f) That the applicant obtains all Ontario Reg. 41/24 permits from the TRCA for all works proposed on the subject property for which permits would be required.</p> <p><b>Subdivision Agreement</b></p> <p>6. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:</p> <p>a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA' s conditions.</p> <p>b) To implement the requirements of the TRCA' s conditions in wording acceptable to the TRCA.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>c) To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.</p> <p>d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.</p> <p>e) To obtain all necessary permits pursuant to Ontario Reg. 41/24 from the TRCA.</p> <p>f) That where required to satisfy TRCA' s conditions, development shall be phased within this Plan.</p> <p>g) 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>h) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure prior to assumption of the subdivision by the Township.</p> <p>i) To gratuitously dedicate Blocks 428 -432 , 423-427 and 433-438 to Township of King or TRCA, in a condition that is satisfactory to the Township of King and TRCA.</p> <p><b>Subdivision Agreement</b></p> <p>7. That the implementing Zoning By-law recognize the natural hazard blocks and setbacks in a 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.</p>	
CANADA POST	112.	<ol style="list-style-type: none"> <li>1. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.</li> <li>2. The Builder/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,</li> </ol>	CANADA POST

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>landscaping enhancements ( tree planting) and bus pads.</p> <ol style="list-style-type: none"> <li>3. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.</li> <li>4. 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 the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.</li> <li>5. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy a minimum of 1 year prior to occupancy.</li> <li>6. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser/ tenants that mail delivery will be from a designated Community Mailbox, and to include the exact locations ( list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners/ tenants of any established easements granted to Canada Post.</li> <li>7. 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, on which the homeowners do a sign off.</li> </ol>	
YORK CATHOLIC DISTRICT SCHOOL BOARD	113.	<ol style="list-style-type: none"> <li>1. That the Owner shall enter into an agreement satisfactory to the York Catholic District School Board for the transfer of Block 417.</li> <li>2. That the Owner shall agree in the subdivision agreement in wording satisfactory to the York Catholic District School Board that prior to final approval:</li> </ol>	YCDSB

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>Ai) That the Owner shall provide to the Board copies of its servicing, grading, drainage and landscape plans of Plan of Subdivision 19T-22K01 prior to their finalization for the Board's approval, such approval not to be unreasonably withheld or delayed.</p> <p>ii) To grade the school site to conform to the overall grade plan of the subdivision and in doing so shall replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands. If, in compliance with this clause, the addition of engineered fill, the removal of existing soil, or, in any way, the alteration of existing grading results in increased costs of construction to the Board, then, and in that event, the Owner shall, upon demand, reimburse the Board for such additional costs.</p> <p>iii) That if the removal of existing soil is greater than 4 feet in depth, remediation will be monitored and inspected by a qualified 3<sup>rd</sup> party consultant.</p> <p>b. To remove all trees and structures on Block 417, as determined by the Board.</p> <p>c. That Block 417 shall not be used for any interim control measures, including, but not limited to stockpiling of topsoil and other materials, storage of construction equipment as well as environmental control measures such as storm water management and siltation ponds.</p> <p>d. The Owner will, at its expense:</p> <p>i. Construct and maintain temporary post and wire fencing on all boundaries of the Lands no later than the date of application of the base coat of asphalt on such roads on which the Lands abut to the specifications outlined in "Schedule A";</p> <p>ii. Prior to the occupancy of adjacent residential lands, replace the temporary post and wire fencing along the boundary between the Lands and such adjacent residential lands with a 6 gauge galvanized chain link fence 1.8 metres in height, the side of which fence facing such residential lands to be placed two (2") inches inside the Lands from the boundary thereof, with the mesh on the Board side of the property;</p> <p>iii. Prior to Completion, replace the temporary post and wire fencing then remaining with a 6 gauge galvanized chain link fence 1.8 metres in height on all other boundaries of the Lands as the Board may, no less than 60 days prior to Completion, direct.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> <li>e. To erect on the school site at such time as the school access street is constructed a visible sign with the dimensions and containing the words in the order, form and configuration as duly required. ( Please refer to the attached Schedule B”)</li> <li>f. To post “No Dumping” signs with the by-law number posted along the perimeter fence as required by the Board.</li> <li>g. To provide the foregoing at no cost to the Board.</li> </ul> <p>3. That the Owner shall submit, at no cost to the Board, a report from a qualified consultant concerning:</p> <ul style="list-style-type: none"> <li>a. The suitability of Block 417 for construction purposes relating to soil bearing factors, surface drainage and topography and or grading plan. There shall be a minimum of 16 boreholes on the school site, in locations as approved by the Board.</li> <li>b. Phase 1 Environmental Testing reports for the school site to ensure the site is clear and free of all contaminates and unfit soil, as well as Phase 2 if required.</li> <li>c. The availability of natural gas, electrical, water, storm sewer, sanitary sewer, telephone and cable television services in a location along the property line. The location and specification of the above services shall be approved by the Board prior to installation. If these services are to be installed following the initial phase(s) of development, the Owner shall submit a letter to the Board, stating that the Owner will consult the Board prior to installation of services and obtain Board approval.</li> <li>d. A complete Transportation Master Plan.</li> </ul> <p>4. That the Owner shall submit, at no cost to the Board, a certificate from the Township of King confirming the following as they relate to a new school facility:</p> <ul style="list-style-type: none"> <li>a. The availability of a satisfactory water supply (both domestic and fire).</li> <li>b. An acceptable method of sewage disposal.</li> <li>c. Adequacy of electrical services.</li> </ul>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>d. The availability of a satisfactory natural gas supply.</p> <p>e. That an adequate stormwater management facility has been designed to accommodate a school site and ensure that water retention will not be required on this site.</p> <p>5. The Owner shall supply the Board a certificate, from the local hydro authority, confirming an adequate capacity for a new school and that the Board will not incur future upstream costs.</p> <p>6. That the Owner shall agree in words acceptable to the York Catholic District School Board, that the services referred to in Condition 4, complete with inspection manholes shall be installed at the property line of said school site and positioned as designated by the Board, at no cost to the Board, allowing time for Board approval of the design of said services prior to the registration of the plan.</p> <p>7. That t the owner shall, prior to closing, register a restrictive covenant running with all lands abutting Block 417 which shall prohibit installation in any fence constructed along any boundary of Block 417, of any gate or access point from such abutting lands to Block 417.</p> <p>8. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale of residential lots and units within the Subdivision a clause providing as follows: “ The construction of a Catholic School on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designate pick-up points for students who qualify for transportation”.</p> <p>9. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale for residential lots and units abutting the Lands stating that temporary facilities/portables may be placed on the Lands in order to accommodate students in excess of the capacity of the school building”.</p> <p>10. That in order to support walkable communities and School Travel Planning, sidewalks are to be provided throughout the community, at a minimum of 1 side of</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>each municipal roadway within Plan of Subdivision 19T-22K01.</p> <p>11. That roundabouts shall not be located adjacent to Block 417.</p> <p>12. That prior to final approval, the owner agrees to coordinate a site walk with Board staff to visually inspect Block 417.</p>	
ENBRIDGE GAS	114.	<p>This response does not constitute a pipe locate or clearance for construction.</p> <p>The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing <a href="mailto:SalesArea30@enbridge.com">SalesArea30@enbridge.com</a> for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.</p> <p>If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.</p> <p>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.</p> <p>The applicant will contact Enbridge Gas Distribution's Customer Connections department by emailing <a href="mailto:SalesArea30@enbridge.com">SalesArea30@enbridge.com</a> prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.</p> <p>The applicant will grade all road allowances to as close to 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.</p> <p>Enbridge Gas Distribution reserves the right to amend or remove development conditions.</p>	ENBRIDGE GAS
BELL CANADA/ TELECOM PROVIDER	115.	<p>The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and</p>	BELL CANADA/ TELECOM PROVIDER

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>acknowledges to convey such easements at no cost to Bell Canada.</p> <p>The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.</p>	
TOWNSHIP OF KING	1.	Township of King shall advise that all items included in Conditions 1 to 109 have been satisfied.	GROWTH MANAGEMENT SERVICES AND NOTED DEPARTMENTS
YORK REGION	2.	York Region shall advise that all items included in Condition 110 have been satisfied.	YORK REGION
TRCA	3.	Toronto and Region Conservation Authority shall advise that all items included in Condition 111 have been satisfied.	TRCA
CANADA POST	4.	Canada Post shall advise that all items included in Condition 112 have been satisfied.	CANADA POST
YORK CATHOLIC DISTRICT SCHOOL BOARD	5.	York Catholic District School Board shall advise that all items included in Condition 113 have been satisfied.	YORK CATHOLIC DISTRICT SCHOOL BOARD
ENBRIDGE	6.	Enbridge Gas shall advise that all items included in Condition 114 have been satisfied	ENBRIDGE GAS
TELECOM SERVICE PROVIDER	7.	Telecommunication Service Provider shall advise that all items included in Condition 115 satisfied.	TELECOM PROVIDER

Notes:

1. In the event that the Draft Approved Plan is not Registered within five (5) 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.