

REVISED CONDITIONS OF DRAFT APPROVAL

File: 19T-20K02

Subject: Draft Plan of Subdivision
Janeking Holdings Inc. & Jane King Holdings South Inc.

*Revisions to conditions identified in red.

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
GROWTH MANAGEMENT SERVICES DEPARTMENT	1.	<p>The Plan shall relate to the draft plan of subdivision, prepared by Humphries Planning Group Inc., dated March 26, 2021, revised August 24, 2022, signed September 13, 2022, and subject to the following revisions:</p> <ul style="list-style-type: none"> • minor road alignment, • reserves (including, without limitation, a minimum 0.3 metre reserve along public roads and/or as required to the satisfaction of the Director of Public Works), and • temporary turning circles. 	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:</p> <ol style="list-style-type: none"> a) Block 207 & 208 for road widening purposes, to the Township and/or Region as applicable; b) Blocks 186-195 for natural heritage purposes, to the Township; c) Blocks 196-200 for vegetation protection zone/restoration area/buffer purposes, to the Township; d) Block 201 for landscape buffer purposes, to the Township; e) Block 202 & 203 for emergency and servicing purposes, to the Township; f) Block 185 for stormwater management purposes, to the Township; g) Block 184 for Park purposes, to the Township . 	PLANNING PUBLIC WORKS
GROWTH MANAGEMENT SERVICES DEPARTMENT, PUBLIC WORKS DEPARTMENT	3.	<p>The Owner and all encumbrancers shall enter into one or more Subdivision Agreement or Subdivision Agreements, which shall identify how all draft plan conditions are being addressed, with the Township of King as approved by Council, to be registered on title of the lands and pursuant to the provisions of the Planning Act, to satisfy all of the requirements and conditions of the Township with respect to the development of the lands, financial and otherwise, including but not limited to, as the Township may consider necessary, the preparation of all detailed engineering design to the satisfaction of the Township Director of Growth Management Services and Director of Public Works, payment of development charges, the provision of roads and municipal services,</p>	PLANNING PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>landscaping and fencing.</p> <p>The Owner shall also agree in the Subdivision Agreement to comply with all of the financial, legal, and engineering requirements as adopted by Council for the Township of King and shall agree to participate in a pre-design consultation meeting with Township of King staff regarding the construction of roads and services.</p> <p>The draft plan of subdivisions 19T-20K01 and 19T-20K02 apply to an industrial and a residential development, each under separate ownership, and each proceeding as separate plans and/or phases. It is acknowledged that the term "Owner" in these draft plan conditions applies to both owners of the industrial and residential developments, as applicable, but draft plan conditions can be cleared for either development independently where appropriate to the satisfaction of the Director of Growth Management Services, facilitating final approval and registration of the separate phases/plan of subdivision. Similarly, each owner may enter into a separate Subdivision Agreement pertaining to each of the industrial and residential developments.</p>	
<p>GROWTH MANAGEMENT SERVICES DEPARTMENT, PUBLIC WORKS DEPARTMENT</p>	4.	<p>The Owner and all encumbrancers shall agree in the Subdivision Agreement, to be registered as a first charge against all of the lands affected, to provide at the Owner's expense all services based on current design standards approved by the Township, and without limiting the generality of the foregoing, such services shall include sanitary sewers, watermains, storm sewers, foundation drain collector (FDC) sewers, sidewalks, paved roads, curbs, gutters, LED street lighting, underground utilities, tree planting, walkways, fencing and screening, stormwater management control including LID (Low Impact Development) facilities, public trails and walkways, and sodding.</p>	<p>PLANNING PUBLIC WORKS</p>
<p>GROWTH MANAGEMENT SERVICES DEPARTMENT</p>	5.	<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.</p>	<p>PLANNING</p>
<p>PUBLIC WORKS DEPARTMENT</p>	6.	<p>The subdivision plan shall provide for 5x5 metre daylight triangles at all proposed internal street intersections.</p>	<p>PUBLIC WORKS</p>
<p>PUBLIC WORKS DEPARTMENT</p>	7.	<p>The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances. Road widenings, daylight triangles, walkway blocks, environmental and buffer</p>	<p>PUBLIC WORKS</p>

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		blocks, and park blocks and 0.3 m reserves included within this draft plan of subdivision shall be dedicated to the Township of King or the Region of York without monetary consideration and free of all encumbrances.	
PUBLIC WORKS	8.	<p>The Owner shall agree in the Subdivision Agreement that any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Township without monetary consideration and free of all encumbrances, to be held by the Township until required for future road allowances or development of adjacent lands. At such time as a road terminating at a 0.3 metre reserve is to be extended, the Township will lift the reserve.</p> <p>The Owner shall further agree in the subdivision agreement to make any necessary arrangements with the Township and/or Region of York with respect to the lifting of any existing 0.3 metre reserves in order to provide for access and development of the subject lands.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	9.	The Owner shall enter in a Municipal Capital Facilities Agreement (the "MCFA") with the Township of King. The Owner shall comply with all terms, conditions and provisions contained in the MCFA.	PUBLIC WORKS
GROWTH MANAGEMENT SERVICES DEPARTMENT	10.	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.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	11.	The Township of King shall have assigned by By-law or resolution of Council, the required amount of municipal water and sanitary sewer allocation for the number of units/lots to be registered in any phase of development proposed within the draft plan of subdivision.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	12.	The Owner shall agree in the Subdivision Agreement to save harmless the Township and the Region of York from any claim or action as a result of water or sanitary servicing not being available when anticipated.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	13.	The Owner shall agree in the Subdivision Agreement that in the event that the Draft Approved Plan is not Registered within three (3) years from the date which Draft Approval by the Township becomes final, the draft approval may lapse at the discretion of the Township but may be extended by the Township subject to any revisions to the draft conditions determined appropriate by the	PLANNING

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		<p>Township in consultation with the Region of York and other agencies.</p> <p>In the event that the Draft Approved Plan is not Registered within three (3) years from the date which Draft Approval by the Township becomes final, the Township may re-consider the servicing allocation and assign it to another development.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT, PUBLIC WORKS DEPARTMENT	14.	<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, reports provided during the review of the draft plan of subdivision and detail design, as required by and to the satisfaction of the Director of Growth Management Services and Director of Public Works.</p>	PUBLIC WORKS
GROWTH MANAGEMENT SERVICES DEPARTMENT	15.	<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 such as Energy Star, to improve the energy efficiency of the homes within the draft plan, and propose implementation methods.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	16.	<p>That a Zoning By-law for the development of these lands with appropriate "Holding" provisions shall have been passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.</p> <p>Further, that the Zoning By-law adopted to implement this plan of subdivision contain "Holding" provisions to ensure that prior to the lifting of the H-Holding provisions that arrangements satisfactory to the Township and the Region of York are in place with respect to the provision of municipal water, sanitary sewer, stormwater management facilities, roads/streets, contingency fire protection measures, subdivision and site plan agreement requirements, noise attenuation measures, access, and other matters as necessary.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	17.	<p>The Owner shall agree to provide to the Township digital files (PDF, dxf, dwg or shp file format) of the registered plan of subdivision and any reference plans related to applicable easements, rights-of-way, etc., all to the satisfaction of the Director of Growth Management Services. The Owner shall agree in the Subdivision Agreement to provide a mylar, electronic PDF copies,</p>	PLANNING

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		<p>and fifteen (15) paper copies of the Registered Plan to the Township Clerk.</p> <p>The Owner shall also agree to provide an Ontario Land Surveyor certificate confirming that all of the lots and blocks within the Plan, or any phase thereof, fully comply with the provisions of the Township of King Zoning By-laws applicable to the subject lands including, without limiting the discretion of the Township as to the form of the said certification, a copy of the Plan or any relevant phase thereof showing the relevant zoning designation for each lot.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	18.	The Owner shall agree that all block(s) forming part blocks/lots shall only be developed in conjunction with the adjacent lands; in the interim, such blocks will be subject to an "H" Holding Zone provision.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	19.	<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.</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; should inadequate enforcement be evident, the Township may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	20.	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 be revised to address any comments provided by the Township to the satisfaction of the Director of Growth Management Services, including:	PLANNING

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		<ul style="list-style-type: none"> • internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services (ie. typical road sections incorporating boulevard trees); • co-ordination of the urban design/streetscape elements as they relate to all streets within the Plan including entrance features and medians; • landscaping including fencing, gateway features and typical cross-sections required to determine appropriate locations for buffer landscaping. • the appropriate landscape treatment and configuration for the stormwater management pond and landscaping & walkways within environmental buffers. • The location and paving treatment of community mail boxes. • illustrate interfaces between residential block and open space and collector road systems; private-public interface, particularly with respect to the open space system; entrance features and integration with, or buffering for adjacent existing neighbourhoods. • The location, route and design of the public trail/walkway system in the buffer blocks, park block, and other areas of the draft plan, and any revisions to add additional walkway blocks as necessary <p>The Owner shall agree in the Subdivision Agreement to implement the recommendations and requirements of the Urban Design Guidelines at no cost to the municipality.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	21.	The Owner agrees to provide a certificate signed by an Ontario Land Surveyor and the Owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Township.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	22.	That the Owner agree in the Subdivision Agreement, that prior to any soil disturbance or pre-grading of the lands within this plan, a Stage 1 and Stage 2 Archaeological Assessment shall be completed in accordance with Provincial guidelines, to the satisfaction of the Director of Planning and the Ministry of Culture and, further, that a Stage 3 and/or a Stage 4 Archaeological Assessment(s) may be required if archaeological remains are identified through the Stage 2 assessment. The Owner shall agree to implement the recommendations of the Archaeological Assessment(s) including any related revisions to the draft plan as may be required to the satisfaction of the Director of Growth Management Services .	PLANNING

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	23.	Not applicable. Intentionally left blank.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	24.	<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"> a) the Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc. b) the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval. c) the location of parks, open space, stormwater management facilities and trails. d) the location of institutional uses, including schools, places of worship, community facilities. e) the location and type of commercial sites. f) colour-coded residential for singles, semis, multiples, and apartment units. g) The following statement on the plan/map: "This map is based on information available as of (<u>date of map</u>), and may be revised or updated without notification to purchasers." [In such circumstances, the Owner is responsible for updating the map and forwarding it to the Township for verification.] h) Until the plan is registered the following information must also be shown in BOLD CAPITAL TYPE: <ul style="list-style-type: none"> “THE PLAN OF SUBDIVISION IS NOT YET REGISTERED; THE CONSTRUCTION OF THE HOMES CANNOT COMMENCE UNTIL AFTER REGISTRATION AND THE ISSUING OF BUILDING PERMITS (EXCLUDING MODEL HOMES); THAT NOTWITHSTANDING THE EXPECTATIONS OF THE VENDORS AND PURCHASE OF HOUSES, IT IS POSSIBLE THAT DELAYS COULD OCCUR WITH RESPECT TO THE REGISTRATION OF THE 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.” 	PLANNING

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		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.	
GROWTH MANAGEMENT SERVICES DEPARTMENT, FINANCE DEPARTMENT PUBLIC WORKS DEPARTMENT	25.	<p>The Owner shall dedicate to the Township without monetary consideration and free of all charges and encumbrances, the parkland dedication and/or cash-in-lieu of parkland at the discretion of the Township, as required under the Planning Act, Parkland By-law 2011-120, as amended, and the King City Community Plan. Lands used for trail purposes (unless they are located in a Park block) and environmental lands shall not be included as part of the parkland dedication requirement.</p> <p>The Owner shall agree in the subdivision agreement that, at the Township's sole discretion, cash-in-lieu of parkland in accordance with the Planning Act, Parkland By-law 2011-120, as amended, and the King City Community Plan, shall be paid to the Township by the Owner prior to final approval. Prior to the execution of the subdivision agreement, the required payment to the Township shall be calculated in accordance with the Township's Parkland By-law 2011-120, as amended, to the satisfaction of the Township's Director of Finance and Treasurer, including an appraisal report and/or other information required by the Director of Finance and Treasurer, or other arrangements to the satisfaction of the Township of King and in accordance with the conditions and requirements of the Subdivision Agreement. The appraisal report and/or other information required by the Director of Finance shall be at the Owner's cost.</p> <p>If determined necessary by the Director of Growth Management Services and/or Director of Public Works 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>	PUBLIC WORKS PLANNING FINANCE
GROWTH MANAGEMENT SERVICES DEPARTMENT	26.	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

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
CORPORATE SERVICES DEPARTMENT	27.	That prior to final approval and registration of the plan, all road allowances shall be named to the satisfaction of the Township and the Region of York. In this regard the Owner shall submit a list of proposed street names in accordance with the Township's street naming policy to the Clerk for approval by Council.	CLERK
CORPORATE SERVICES DEPARTMENT	28.	The Owner agree in the subdivision agreement to obtain the municipal address from the Clerk for each lot and that street address numbers shall be permanently embedded in or attached to the exterior of each dwelling, to the satisfaction of the Township.	CLERK
GROWTH MANAGEMENT SERVICES DEPARTMENT	29.	Where the Owner proposes to proceed with the construction of a model home(s), the Owner shall enter into an agreement with the Township setting out conditions in accordance with the Township's policy and shall fulfill relevant conditions of the said model home agreement prior to the issuance of any building permit.	PLANNING
PUBLIC WORKS DEPARTMENT	30.	<p>The Owner shall submit a Master Trail Plan 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 north-west quadrant, including through the environmental buffer blocks and linkages to existing and future trails on adjacent properties to the satisfaction of the Township Director of Public Works. 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 to provide a trail along the east environmental buffer, namely Vegetative Protection Zone Block 5 of 19T-20K01 and Vegetative Protection Zone Block 198 of 19T-20K02, linking King Road, Street A, and Burns Boulevard via crossing the Natural Heritage System.</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.</p>	PUBLIC WORKS
GROWTH MANAGEMENT SERVICES DEPARTMENT, PUBLIC WORKS DEPARTMENT	31.	Prior to registration of the Plan, the Owner shall prepare an Open Space Landscape Master Plan shall address and be consistent with Design Guidelines which shall be revised to address any comments by the Director of Growth Management Services. 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 Public Works . The Owner shall agree in the subdivision agreement to construct all of the trails within the draft plan at the	PUBLIC WORKS PLANNING

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		<p>Owner's sole cost, to the satisfaction of the Director of Growth Management Services and Director of Public Works.</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 Public Works. These plans will be implemented by the Owner at his cost with the exception of the park block.</p>	
PUBLIC WORKS DEPARTMENT	32.	The Owner shall agree to compensate the developer of Kingsview/Gensview Subdivision Agreement (19T-08K02) for the Owner's share of the actual cost of the sanitary sewer stub provided for the subject development.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	33.	The Owner shall agree that all centerline of roads must have minimum 80.0m radii. The Owner shall also agree that all road intersections must meet at right angle and designed to Township engineering standards.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	34.	Future Development Block 205 on 19T-20K02 could potentially become a future municipal road. The Owner shall agree to modify the boundary of Block 174 and Block 204 to provide daylight (sight) triangles for Future Development Block 205.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	35.	The Owner shall acknowledge and agree that additional right-of-way width beyond 26.0m might be required on Street A and on Street B if any additional lane(s) beyond two travel lanes are proposed. The boulevard width between the curb line and property line is to remain constant per applicable Township design guideline despite any additional turning lanes and tapering requirements at the intersection.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	36.	The Owner shall acknowledge that the Township will not accept sanitary sewer flatter than 0.5% slope or other solutions requiring non-gravity based system on individual lots. If a future road connection to South Summit Farm Road can not take place as a result of the sanitary system design, further review on potential road connections will be required by the Owner in collaboration with the Township at detailed design, to the satisfaction of the Director of Public Works. The Owner shall acknowledge that a road connection from Street C to Jane Street in the vicinity of Block	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		180 may be required, to the satisfaction of the Director of Public Works.	
PUBLIC WORKS DEPARTMENT	37.	The Region of York requires the sanitary system to achieve a rate of 0.107 L/s/ha or less inflow and infiltration. The Owner shall acknowledge that the Township in collaboration with the Region will require the Owner to satisfy the requirements set out in the "Servicing Implementation Guideline" document and the latest Inflow and Infiltration Reduction Standard for Sewers Servicing New Development at the time of final approval.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	38.	The Owner shall acknowledge that the Township has not accepted the proposed long-term groundwater dewatering at the stormwater management ponds. The Owner shall provide further analysis and review on this matter and the proposed measure shall be acceptable to the Director of Public Works, TRCA, and Region of York (where discharging to Regional right-of-way or sewer).	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	39.	For lots containing Low Impact Development measures, such as, but not limited, to infiltration trench, the Owner shall agree in the subdivision agreement to include provisions to require applicable warning clauses for purchasers of lots, including a statement on all offers of purchase and sale advising the purchaser of same as well as Restricted Covenants on title, as determined to be necessary by and to the satisfaction of the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	40.	The Owner shall acknowledge and agree in the Subdivision Agreement to provide a financial contribution equal to the full life cycle cost for any decorative landscape features, noise barriers, and retaining wall situated on land to be conveyed to Township as outlined in the Council approved Long Term Maintenance Policy for Decorative Landscape Features and Structural Elements on Municipally Owned and Private Lands.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	41.	The Owner shall agree that all Environmental Site Assessments for 12805 & 12665 Jane Street should be provided to the satisfaction of the Director of Public Works. The Owner shall acknowledge that the Township will not permit any earthwork or site alteration on the subject site prior to receiving a satisfactory Environmental Site Assessment.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	42.	The Owner shall acknowledge and agree that the basement elevation for all buildings must be at least 0.5 m above the	PUBLIC WORKS

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		seasonal high water table. The Owner shall acknowledge that raised or partial basement, or slab-on-grade construction, may be required to satisfy this requirement.	
PUBLIC WORKS DEPARTMENT	43.	The Owner shall agree to install traffic signals at the proposed Jane Street and Street A intersection in the first phase of the development. The Owner shall also agree to be financial responsible (no development credits available) for the installation of the said signals.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	44.	The Owner shall agree to install traffic signals at the proposed King Road and Street B intersection when signal warrants are met. The Owner shall be responsible to continuously monitor the traffic and confirm if warrants are met up to the Township's assumption of the road. The Owner shall also agree to be financial responsible (no development credits available) for the installation of the said signals. The Owner shall at the minimum install the necessary underground infrastructure for future signalization at the initial phase of the development. Should warrants are not met by the time of Assumption, the Owner shall agree to contribute the anticipated cost required to install the signals in the future to the Township.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	45.	The Owner shall acknowledge that the Township is currently reviewing the cross section and active transportation requirement for the 26.0m wide Collector Roads. The Owner shall agree in the subdivision agreement to construct a municipal Multi-Use Path system or a combination of sidewalk and cycle track system along the Collector Roads (i.e. Street A and Street B) at the discretion of and to the satisfaction of the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	46.	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	47.	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	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>protection of trees and vegetation. The Owner further agrees not to remove trees without the written approval of the Township of King and to satisfy all provisions of the Region of York Tree By-law. New tree plantings shall be larger caliper trees to the satisfaction of the Director of Public Works.</p> <p>The Owner shall further agree to undertake reasonable efforts to relocate trees that are to be removed from the area of site grading and alteration and place such trees in other more appropriate locations on the property.</p> <p>The Owner shall agree in the Subdivision Agreement to implement the recommendations of the report and plan.</p>	
PUBLIC WORKS DEPARTMENT	48.	<p>The Owner shall agree in the subdivision agreement to provide upgraded screening (fencing, plantings or combination of both) along the rear and/or side lot line, as applicable, for the purposes of screening 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	49.	<p>The Owner shall agree in the subdivision agreement to construct a municipal Multi-Use Path system along east side of Jane Street from King Road to South Summit Farm Road, and along the entire frontage of the draft plan along King Road connecting to the existing sidewalk, at the discretion of and to the satisfaction of the Director of Public Works. The Township acknowledges that this Multi-Use Paths may be subject to Development Charge credits.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT, GROWTH MANAGEMENT SERVICES DEPARTMENT	50.	<p>The Owner acknowledges that final engineering design(s) may result in variations to the Plan (i.e. in the configuration of road allowances, storm water management block, and lotting, number of lots, etc.) which may be reflected in the final plan to the satisfaction of the Director of Public Works and Director of Growth Management Services.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT, GROWTH MANAGEMENT SERVICES DEPARTMENT	51.	<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"> 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; 	PUBLIC WORKS

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		<ul style="list-style-type: none"> ii. available water and sanitary servicing capacity; iii. the timing of the construction of associated servicing works, stormwater management facilities (temporary and permanent), roads improvements, internal and external to the draft plan. iv. the first phase/stage shall include all the municipal infrastructure and municipal blocks, and more specifically, shall include the stormwater management and related drainage facilities, all environmental lands (and related buffers) to be conveyed into public ownership, and other blocks as required by and to the infrastructure and municipal blocks, and more specifically, shall include the stormwater management and related drainage facilities, all environmental lands (and related buffers) to be conveyed into public ownership, and other blocks as required by and to the satisfaction of the Township Director of Growth Management Services. 	
PUBLIC WORKS DEPARTMENT	52.	The Owner shall agree in the Subdivision Agreement to provide a financial contribution equal to the full life cycle cost for any dedicated Foundation Drain or Roof Drain Collector System (3 rd sewer pipe) required for the development. Sump pumps shall not be used for foundation drainage except where permitted and approved by the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	53.	<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 draft plan of subdivision.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	54.	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.	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	55.	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 from time to time), for the review and approval of the Township of King. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	56.	<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. This shall include updating and calibrating the existing model.</p> <p>The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Township Director of Public Works.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	57.	The Owner acknowledges and agrees that the need for improvements to the Township's water distribution system, if any, will be based on an updated calibrated model of the Township's Water Distribution System. Should the modeling provided indicate the need for improvements to the external system, the Owner shall contribute their share of the cost of any external upgrades to the existing water distribution system should a calibrated model indicate it is required to adequately service the water demands of the Draft Plan. The Owner shall provide the calibration of the Township's Water Distribution System model to the satisfaction of the Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	58.	The Owner agrees that the water distribution system for this draft plan of subdivision shall be looped within this draft plan of subdivision and with the existing watermain system on the periphery of this draft plan of subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft plan of subdivision as required by the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	59.	The Owner shall agree that no building permits will be applied for nor issued until the Director Public Works is satisfied that adequate access, municipal water, sanitary and storm services are available to service the development.	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
PUBLIC WORKS DEPARTMENT	60.	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.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	61.	The Owner shall have prepared by a qualified professional and 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.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	62.	The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a traffic report that will address internal and external traffic impacts of the draft plan of subdivision, for the review and approval of the Director of Public Works. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Township Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	63.	<p>Prior to pre-servicing or registration of the Plan, whichever comes first, the Owner will be required to prepare a detailed Stormwater Management Report in accordance with Township Design Criteria together with the necessary hydrology, specific to the proposed development, to ensure that the proposed stormwater facilities and associated infrastructure have been appropriately sized to provide the necessary storage needed to control post development flows in accordance with unit flow rates established by the TRCA, all to the satisfaction of the Director of Public Works and TRCA. The report should also address Low Impact Development (LID) measures including infiltration, lot level controls, conveyance controls and end of pipe controls. In addition, this report is to include a water balance analysis on a catchment and land use basis together with a mitigation strategy. The Owner shall agree in the Subdivision Agreement to carry out or cause to carry out the recommendations of the approved report</p> <p>If it is determined that the pond blocks have to be increased in size, then the appropriate adjustments/revisions will need to be applied to the draft plan, all to the satisfaction of the Director of Public Works. These adjustments may include changes to</p>	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		adjacent lots or blocks.	
PUBLIC WORKS DEPARTMENT	64.	<p>The Owner shall agree to prepare a Construction Management Report to address, but not be limited to, the following issues and further agrees to undertake all recommendations outlined in the said report subject to the approval of Township Director of Public Works:</p> <ul style="list-style-type: none"> a. Site access b. Construction limits; c. Sediment controls; d. Vegetation protection; e. Construction timing as it relates to protection of natural areas; f. Well impact from any dewatering activities g. Site stabilization. 	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	65.	<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 the surrounding road and rail network. The Owner shall agree in the Subdivision Agreement to implement the noise attenuation features and other recommendations of the report and to include warning clauses, as may be required therein, in the Purchase and Sale Agreements.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	66.	<p>The Owner shall agree to supply and install all acoustic barriers, as recommended in the noise study as approved by the Director, prior to occupancy of any affected dwellings in those locations as indicated on the approved construction drawings to the satisfaction of the Director Public Works. The Owner shall agree that the acoustic barriers on both Employment Blocks and along Street C shall align with the requirements of the Township's Fence By-law.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	67.	<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 Township Director of Public Works.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	68.	<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 Township Director of Public Works.</p>	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	69.	<p>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</p>	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		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.	
PUBLIC WORKS DEPARTMENT	70.	<p>Prior to the initiation of grading or stripping of topsoil, or prior to registration, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Director of 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	71.	The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Township Director of Public Works and/or the appropriate road authority and be designed in accordance with the Township Standards, to the satisfaction of the Director of Public Works or the appropriate road authority.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	72.	<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</p>	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		Residential/Parkland land use criteria should apply if the future land use is unknown at the time of conveyance	
PUBLIC WORKS DEPARTMENT	73.	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.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	74.	The Owner shall agree in the Subdivision Agreement to construct all required Township services shown on the approved construction drawings to the satisfaction of the Director of Public Works. Development Charge credits shall be applied where applicable, to the satisfaction of the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	75.	Prior to pre-grading, pre-servicing or registration of the Plan, whichever comes first a detailed soils investigation report shall be prepared, at the Owner's expense, by a qualified Geotechnical Engineer and submitted to the Township Director of 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 structure, pipe bedding, cathodic protection, etc. for ideal and non-ideal conditions as well as the design of storm water management facilities such as ponds, buried pipes and infiltration techniques, to the satisfaction of the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	76.	The Owner shall agree in the Subdivision Agreement to provide the Township with a cash deposit to be determined as per the maintenance and monitoring requirements of the storm water management facilities. The cash amount will be determined from the detailed storm water management facility design and shall be acquired upon final acceptance of the storm water management facilities as per the Subdivision Agreement. The Owner will be responsible for the monitoring and maintenance of the facility for a period of two years after the assumption of the plan.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	77.	<p>The required Hydrogeological Assessment & Geotechnical investigations shall be completed to the satisfaction of the Director of Public Works 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</p>	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>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.</p> <p>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 DEPARTMENT	78.	<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 and at the Owner's sole cost, regardless of the cause of the impact(s). Said water supply shall be maintained until the source of the impact has been determined and such responsibility has been discharged to the satisfaction of the Director of 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
PUBLIC WORKS DEPARTMENT, GROWTH MANAGEMENT SERVICES DEPARTMENT	79.	<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 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"> • "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 occasionally interfere with some activities of the dwelling occupants." • "The maintenance of fencing shall not be the responsibility 	PUBLIC WORKS PLANNING

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>of the Township, or the Region of York, and shall be maintained by the Owner until assumption of the services in the Plan."</p> <ul style="list-style-type: none"> • "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Township lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions." • "Purchasers and/or tenants are advised that the planting of trees on boulevards in front of residential units is a requirement of the Township and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the Township reserves the right to relocate or delete any boulevard tree without further notice." • "Purchasers and/or tenants are advised that the Township has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling." • "Purchasers and/or tenants are advised that mail delivery will be provided from a community mailbox as designated by Canada Post, the location of which will be identified by the Owner prior to any home closings." • "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." • "Purchasers and/or tenants are advised that until final assumption of the streets in the Subdivision by the Township, maintenance is the responsibility of the Owner and the use of the streets is at the user's own risk." • "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by Township of King By-Law 2005-121, Design Criteria, and Zoning By-law, as amended, and shall conform to such." • "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>Plan, however, selected roads may be subject to public transit bus traffic as determined by the Regional Municipality of York.”</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and internet service may be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.” • “Purchasers and/or tenants are advised that prior to the issuance of any building permits, the building is subject to an architectural control program which will direct the exterior style and design of the building and its siting, and also including accessory elements such as fences, porches, and other similar features”. • “Purchasers and/or tenants are advised that the right of the Owner or the Township to enter on to any lot or block pursuant to the Subdivision Agreement must be maintained until final assumption and release of the agreement.” • “Purchasers and/or tenants are advised that blocks used for storm water management purposes shall have a detention pond detaining at times a level of water that may be dangerous to unattended children or to other persons not adequately supervised. The Purchaser acknowledges and agrees that neither the Owner nor the Township shall be responsible for providing any supervision on said block of any kind.” <p>b) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots and blocks abutting and/or in proximity to open space, woodlot or stormwater management facilities:</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance. In addition, these adjacent lands are also intended to include a public walking recreational walkway/trail.” 	

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>c) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots/blocks abutting and/or in proximity to walkway blocks:</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that the lot or block abuts a block to be used for a public walkway”. <p>d) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all lots/blocks with noise issues:</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment and in compliance with the Township’s criteria.” • “Purchasers and/or tenants are advised of the construction of acoustic fencing. The maintenance of fencing shall not be the responsibility of the Township, or the Region of York, and shall be maintained by the Owner until assumption of the services in the Plan.” <p>e) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots/blocks abutting and/or in close proximity to environmental blocks:</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that the environmental blocks of the Plan of Subdivision contain watercourses, wetlands and/or buffers and as such are advised that the natural watercourses are subject to flooding and/or levels of water that may be dangerous to unattended children or to other persons not adequately supervised. The Purchaser acknowledges and agrees that neither the Owner nor the Township shall be responsible for providing any supervision on said Block of any kind and hereby agrees to release, indemnify and save harmless the Township from any and all claims arising from the use or occupation of said Block by the Purchaser and his or her invitees.” 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<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> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that Townhouse Blocks may be subject to Site Plan Control Approval prior to the issuance of a building permit.” 	
PUBLIC WORKS DEPARTMENT	80.	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	81.	If any grading, drainage, servicing or other works are required on external lands, the Owner shall submit to the Township Director of Public Works, together with the first submission of engineering drawings, written permission and other related information/agreement/ easement (as required), from the Owner of the external lands which shall allow 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	82.	<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	83.	The Owner shall agree in the Subdivision Agreement to coordinate the preparation of an overall utility coordination plan to the satisfaction of all affected authorities and the Township Director of Public Works. A Composite Utilities Plan showing all utilities and their locations shall be approved by the various agencies prior to approval of engineering drawings by the Township Director of 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	84.	Prior to registration, arrangements shall be made to the satisfaction of the Township 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.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	85.	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.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	86.	The Owner shall agree in the Subdivision Agreement that prior to occupancy 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.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	87.	The Owner shall agree, as part of the waste diversion program to: 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; 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; c) deliver the said containers and educational materials to each home on or before the closing date for the sale of the dwelling.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	88.	The Owner shall have prepared by a qualified professional, a preconstruction survey regarding the structural status of dwellings adjacent to the subject lands or along the servicing route. A copy of the survey report should be provided to the Director of Public Works for record.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	89.	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	90.	The Owner agrees to design, purchase materials and install street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with Township standards and specifications. The Owner further agrees as part of detail design, to confirm that street/boulevard lighting shall be shielded and directed downwards to minimize light pollution.	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
FIRE AND EMERGENCY SERVICES	91.	<p>The Owner shall satisfy the Fire Chief with respect to building construction, including fire-breaks, access during construction, house numbering and on-site water, and related provisions in the Subdivision Agreement.</p> <p>The Owner shall agree to clearly identify all fire break lots with a marking system approved by the Fire Chief, so as to be visible from the street.</p>	FIRE DEPT
FIRE AND EMERGENCY SERVICES	92.	<p>The Owner covenants and agrees that open air burning shall not be permitted on site at any time. Failure to comply with this provision, will result in a fee being applied based on the Fees and Charges By-law 2013-130, Schedule "F", and may result in a charge being laid, as set out in the Fire Protection and Prevention Act, 1997 as amended.</p>	FIRE DEPT
FIRE AND EMERGENCY SERVICES	93.	<p>The Owner covenants and agrees to maintain Fire Protection and Access ensuring that construction material and equipment not be stored on the streets.</p>	FIRE DEPT
FIRE AND EMERGENCY SERVICES	94.	<p>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.</p>	FIRE DEPT
GROWTH MANAGEMENT SERVICES	95.	<p>Prior to final approval, the Owner acknowledges and agrees to make any necessary arrangements, to the satisfaction of the Director of Growth Management Services and the Township Solicitor, in regard to its ownership or share of ownership of any existing private road and related appurtenances (ditches, fences, etc.) associated with South Summit Farm Road. This shall include, but not be limited to, ensuring that the Owner's existing obligations with respect to the maintenance, ownership, and similar matters of South Summit Farm Road will be fulfilled, or appropriate alternative measures are put in place to ensure the long-term fulfilment of those obligations, without impacts to the new lots/owners within the Draft Plan and/or the existing lots/owners on South Summit Farm Road. The Owner acknowledges and agrees that its obligations in this regard will not be transferred to the new lots/owners within the draft plan and shall provide any required confirmation and documentation to that end to the satisfaction of the Township Solicitor in that regard. The Owner further acknowledges and agrees that its obligations in this regard will not be transferred to the existing lots/owners on South Summit Farm Road unless satisfactory arrangements with those existing lots/owners have been made, and shall provide any</p>	PLANNING AND TOWNSHIP SOLICITOR

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		required confirmation and documentation to that end, to the satisfaction of the Township Solicitor and Director of Growth Management Services.	
<p>GROWTH MANAGEMENT SERVICES DEPARTMENT AND/OR TORONTO AND REGION CONSERVATION AUTHORITY</p> <p>PUBLIC WORKS DEPARTMENT</p>	96.	<p>1. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.</p> <p>2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the Township of King and TRCA.</p> <p>3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:</p> <ul style="list-style-type: none"> • Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology. • An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping. • A detailed adaptive monitoring program for wetlands to maintain feature-based water balance. <p>4. That prior to any development or site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a Functional Servicing Report (FSR) and detailed engineering reports (e.g., Stormwater Management, Site Level Water Balance) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria to the satisfaction of the Township of King and/or TRCA. These reports shall include, but not limited to:</p> <ol style="list-style-type: none"> i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, quality, water balance and erosion control. ii. Detailed plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is 	<p>PLANNING AND/OR TRCA</p> <p>PUBLIC WORKS</p>

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.</p> <ul style="list-style-type: none"> <li data-bbox="461 394 1284 558">iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial. <li data-bbox="461 558 1284 821">iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a CA Act, Section 28.1 permit. <li data-bbox="461 821 1284 989">v. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the natural system, and maximization of potential infiltration, to the satisfaction of the TRCA. <li data-bbox="461 989 1284 1087">vi. Detailed plans and calculations for the proposed lot-level, conveyance and end- of-pipe controls to be implemented on the site. <li data-bbox="461 1087 1284 1318">vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, overall site water balance, pre-development water budget to satisfy the CTC Source Protection Plan criteria, and feature-based water balance to the satisfaction of the TRCA. <li data-bbox="461 1318 1284 1654">viii. A subsurface investigation (including assessment of groundwater levels) for the final design of foundations, site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated. <li data-bbox="461 1654 1284 1822">ix. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation measures, and any permitting requirements. <li data-bbox="461 1822 1284 1864">x. Detailed grading plans for the subject lands. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>xi. Cross-sections and details where grading and filling is proposed in or adjacent to the NHS and VPZ blocks including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and compensation to the satisfaction of TRCA and the Township of King.</p> <p>xii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.</p> <p>xiii. That prior to the registration of this plan or any phase thereof, the Owner prepare updated HEC-RAS model and a digital version of the flood plain map sheet to TRCA standards.</p> <p>5. That prior to the registration of this plan or any phase thereof, the Owner prepare detailed restoration and enhancement plans for the VPZ areas (Blocks 196-199) and Restoration Area (Block 200) in accordance with the EIS prepared by Palmer and to the satisfaction of the Township of King.</p> <p>6. That prior to the registration of this plan or any phase thereof, the Owner prepare/finalize detailed restoration and enhancement plans for Wetlands 2, 3, and 4 and their VPZs within Block 192 and Block 197 as detailed in the Palmer EIS and subsequent responses, to the satisfaction of the Township of King.</p> <p>7. That prior to the registration of this plan or any phase thereof, the Owner shall prepare a 5- year vegetative adaptive monitoring plan for the restoration areas identified in Appendix F of the EIS, to the satisfaction of the Township of King.</p> <p>8. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary CA Act, Section 28.1 permits from the TRCA.</p> <p>9. That Blocks 186-200 be dedicated to the Township of King, free of all charges and encumbrances, to the satisfaction of TRCA.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>9. That prior to the registration of this plan or any phase thereof, the Owner confirms the feasibility and design drawings for a final trail connection to the existing subdivision to the East, as required by the Township, to the satisfaction of TRCA.</p> <p>10. That the implementing zoning by-law recognize the Vegetative Protection Zones (VPZ) (Blocks 196-199), the Natural Heritage System (NHS) (Block 186-195), and the Restoration Area (Block 200) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of the Township of King and/or TRCA.</p> <p>11. That the implementing zoning by-law be prepared to the satisfaction of TRCA.</p> <p>12. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.</p> <p>13. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:</p> <ul style="list-style-type: none"> i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval. ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA; iii. To obtain all necessary CA Act, Section 28.1 permits from TRCA; iv. To comply with the approved CA Act, Section 28.1 permits, including the approved plans, reports, and conditions to the satisfaction of TRCA; v. To erect a permanent fence along all lots that abut the Vegetative Protection Zone (Blocks 196-199) to the satisfaction of TRCA and the Township of King; vi. To prohibit grading works within the VPZ and NHS blocks (Blocks 186-200) unless approved by the Township of King and/or TRCA; and, vii. To prohibit retaining walls in or adjacent to Blocks 186-200 unless approved by the Township of King and/or TRCA. 	

AGENCY/ DEPARTMENT			CONDITION	CLEARANCE AGENCY	
REGION YORK	OF	97.	<p>Clauses to be Included in the Township's Subdivision Agreement</p> <ol style="list-style-type: none"> 1. The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Township of King and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated. 2. The Owner shall agree to meet the requirements of Township of King Servicing Implementation Guide (SIG). 3. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to Jane Street to support active transportation and public transit, where appropriate. 4. The Owner shall agree to provide interconnections with adjacent developments to consolidate and reduce the number of accesses onto Regional roads, where appropriate. 5. The Owner shall agree to provide proposed development access via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system, where appropriate. 6. The Owner shall agree to implement all recommendations, including TDM measures, as recommended in the revised Transportation Mobility Plan, to the satisfaction of the Region. 7. The Owner shall agree to implement adjacent or nearby improvements as recommended in the revised Transportation Mobility Plan at the time either portion of the related employment or residential subdivisions develop first, to the satisfaction of the Region. 8. The Owner shall agree that no off-set intersection will be allowed onto Jane Street. 9. The Owner shall agree that all future development blocks, with the exception of Block 206, within the subdivision will not be permitted any direct access onto a Regional road. With the exception of Block 206, future accesses will only be permitted through local public or private streets. 10. The Owner shall that Block 206 will be permitted no more than one direct access to Jane Street for the proposed land-use of 1 single family dwelling and that the driveway access shall incorporate a turnaround feature to permit vehicles to exit the 	REGION YORK	OF

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>driveway in a forward motion (i.e. no reversing backwards onto Jane Street).</p> <p>11. The Owner shall agree 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>12. 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>13. 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>14. The following warning clause shall be included with respect to the lots or blocks affected: " 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>15. 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> <ol style="list-style-type: none"> a. That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way; 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; 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. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>16. The Owner shall agree 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>Conditions to be Satisfied Prior to Final Approval</p> <p>17. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Township of King and York Region.</p> <p>18. 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"> • 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 of subdivision. • 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. <p>19. The following Township of King Wastewater Servicing Implementation Guide requirements shall be met:</p> <ol style="list-style-type: none"> a. The Owner shall provide a Township of King Servicing Implementation Guide (SIG) conformity plan to the satisfaction of both the Township of King and York Region. b. The Township of King confirms that the development letters of credit have been secured. <p>20. 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</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>Development Services and the Infrastructure Asset Management for record.</p> <p>21. The owner shall provide a revised Transportation Mobility Plan, to the satisfaction of York Region, to update the study prepared by BA Group, dated March 29, 2022, to fully address the following:</p> <p>a. That is consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The complementing transportation study prepared by Poulos & Chung, dated April 2022, was reduced in scope for the residential uses only and it states the purpose of the BA Group study to be:</p> <ul style="list-style-type: none"> • <i>“In 2021, BA Group, with their experience in employment uses, took primary responsibility to conduct the transportation assessment study in support of both the Employment and Residential Draft Plans of Subdivisions.”</i> • As such, the BA Group study shall be revised to be consistent with the Region's Guidelines and to provide all assessment details, figures, tables, analysis, etc. directly in the body of the BA Group report as they should first appear. Any relevant information from the Poulos & Chung study used in the BA Group study shall be updated and provided in the body of the BA Group report using the latest street network layout and street names. It is noted that the original Poulos & Chung study, dated September 2020, was based on dated development designs for the subject subdivisions with a different street layout and names, and the study's relevance and scope was later reduced significantly with apparent responsibilities passed on to BA Group's study. • As such, all dependencies to the September 2020 report by Poulos & Chung shall be updated to reflect the current design proposal, such that all 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>comments provided by the Region will need to be addressed by the subsequent Applicant and their retained traffic consultant. Any references used shall include key information updated and re-produced in the main report along with details and explanation such as the source, relevance, or relationships of information in the reference. The attachment of separate study reports in the Appendices without even basic references to pages, sections, figures, tables, is unacceptable.</p> <p>b. Revised with the following added sections, as a minimum, to provide proper assessment continuity: Existing Conditions, Future Conditions, Planned Growth, Background Traffic Analysis (or similar headings following the Region's Transportation Mobility Plan Technical Guidelines). It shall be noted that any future studies in support of subsequent site plan applications shall be fully independent and include all comprehensive transportation assessment sections in the report and not via attaching such essential sections in the Appendix, which is not acceptable.</p> <p>c. Include an updated assessment of transit and active transportation modes for the future total conditions. Recommendations and implementation plan related to sidewalk connections, missing links, direct pedestrian and cycling connections to transit stops and existing active transportation facilities shall be provided in the revised Study. A drawing shall be provided to illustrate the layout of active transportation facilities within the proposed development and connections to the Regional roads, to the satisfaction of the Region.</p> <p>d. Provide summarized existing and future lane configuration illustrations, existing and proposed intersection control illustrations. The study shall clearly show how all study intersections/accesses will be controlled and show where signals/stop controls have been assessed and where signals/stop controls need to be implemented. This must also indicate, which intersection legs are stop controlled or free-flow. Access control shall be shown in conjunction with turning movements / lane configurations on figures.</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> e. Include the additional intersections of Keele Street & King Road, Jane Street & King-Vaughan Road, Jane Street & Collard Drive, and Jane Street & South Summit Farm Road to be consistent with the original Poulos & Chung report for the subdivision lands. f. Private access from the employment development block onto King Road or Jane Street will not be permitted by the Region. The proposed access opposite to Peter Glass Road shall be removed. g. Updated to show intersection spacing measurements will meet the requirements of Tables 5 & 6 outlined in the Region's Access Guideline (2020). h. Adding the development traffic from the proposed employment lands east of Street B (e.g. Block 2) to all figures, tables, analysis, etc. in the assessment and be fully accounted for as part of the subdivisions. The assessment shall also consider other potential developable land uses for these lands and demonstrate that they are realistic of the available property space. i. The BA Group study horizon years were 2026 & 2031, while the Poulos & Chung study horizon years were 2025 & 2030, so an updated overall traffic assessment, including figures, tables, analysis, shall provide a reconciled assessment using consistent horizon years for both the residential and employment uses. Future Background traffic volumes of the overall development for 2026 & 2031 shall be provided. j. Intersection capacity analysis for the Future Background Conditions for the studied 2026 & 2031 years shall be provided as part of standard traffic study methodology to compare with the Future Total Conditions to assess the impact of the development. k. Revised to include proper assessment methodology and a basis of analysis to consider the future change in traffic operations due to the development by comparing future traffic operations with and without the proposed development and provide written commentaries of how intersection movements are affected in the Report, including recommending appropriate mitigation measures. l. Explanation as to how or why the recommended road improvements (Section 6.2) were warranted or justified as no future background analysis was provided. Explanations of the recommendations shall be provided along with who will be responsible to implement the improvements. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>m. Figure 3 & 4 show inconsistencies between the northbound and southbound traffic volumes along Jane Street between the AM and PM periods. Verify and provide an explanation for the imbalance of approximate 850 southbound vehicles (AM period), and approximate 280 northbound vehicles (PM period).</p> <p>n. Section 4.3.4 assumes a signalization scenario at Jane / Street A. An assumption alone is not acceptable without completing a signal warrant analysis. A signal warrant analysis shall be completed to support any use of future signalized intersections.</p> <p>o. Provide additional details to what the longest truck vehicle will be used at the industrial / distribution center development and demonstrate that such long vehicles were considered in the queue / storage length calculations and proposed road improvements.</p> <p>p. Update the proposed road improvements drawings (Appendix G – BA Group Study) to show locations / street names to what access is shown on the drawing.</p> <p>q. Revised to address the following:</p> <ul style="list-style-type: none"> • Reconcile why the Poulos & Chung study (Figure 13) suggested signalization of the Jane Street and Street A intersection, while BA Group suggests a proposed stop-controlled T-intersection but protected for future signal control. • Section 4.3.1 needs to include intersection traffic analysis results for Delay and Queue length in addition to V/C and LOS for the intersection of Jane Street and King Road. • The report indicated that signal warrants were not met for the two intersections of King Road/Private Road, and King Road/Street B. However, the report recommended these two intersections to be signalized, and traffic analyses were conducted based on that they were signalized. It should be noted that typically York Region does not consider installing new signals until signal warrants are met or close to being met. • The report assumed an exclusive eastbound right turn lane at King Road/Jane Street intersection in the future analysis. Clarification is required as to who will be responsible for the implementation of this eastbound right turn lane. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>r. All final access layouts, including possible restrictions and necessary intersection improvements, shall be subject to updated assessment done to the satisfaction of the Region, which shall include but not be limited to updated assessment of signal warrants, intersection spacing, left/right turn warrants, confirming count volumes.</p> <p>22. The Owner shall address all comments, including satisfying all technical requirements such as functional designs, relating to the future revised Transportation Mobility Plan, to the satisfaction of the Region.</p> <p>23. Prior to final approval and concurrent with the submission of the subdivision servicing application (MECP) 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 road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:</p> <ul style="list-style-type: none"> a. Plan and Profile for the York Region road and intersections b. Grading and Servicing c. Intersection/Road Improvements, including the recommendations of the Traffic Report d. Construction Access Design e. Utility and underground services Location Plans 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. Storm Water Management n. Sanitary & Storm Sewer Design Sheet o. Pre & Post Development Drainage Area Plan p. Water supply and distribution report q. 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: <ul style="list-style-type: none"> • Disinfection Plan 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<ul style="list-style-type: none"> • MOECC Form 1- Record of Watermains Authorized as a Future Alteration <p>r. 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 revised Stormwater Management SWM strategy, to the satisfaction of York Region addressing the concern of permanent dewatering discharging to Jane Street.</p> <p>25. 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>26. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.</p> <p>27. 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> <p>28. 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>29. 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>30. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals</p>	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>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>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 Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.</p> <p>32. The Owner shall engage 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> <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. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the <i>Environmental Protection Act</i> 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</p>	

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		<p>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 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 MOECC 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>35. 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> <ol style="list-style-type: none"> a. A widening across the full frontage of the site where it abuts Jane Street of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Jane Street; b. A 15 metre by 15 metre daylight triangle at the southeast corner of Jane Street and Street A; c. A 15 metre by 15 metre daylight triangle at the northeast corner of Jane Street and S. Summit Farm Road; d. A 0.3 metre reserve across the full frontage of the site, except at the approved access location, 	

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		<p>adjacent to the above noted widening, where it abuts Jane Street and adjacent to the above noted widening(s); and,</p> <p>e. An additional 2.0 metre widening, 30 metres in length, together with a 75 metre taper for the purpose of a northbound right turn lane at the intersection of Jane Street and Street A.</p> <p>36. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of S. Summit Farm Road and Street A shall be designed to accommodate the recommendations of the transportation report approved by York Region.</p> <p>37. The intersection of Street A with Jane Street 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>38. The intersection of S. Summit Farm Road with Jane Street 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. Prior to final approval, 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>40. Prior to final approval, 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>41. For any applications (Site Plan or Zoning By-law Amendment) completed 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</p>	

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		<p>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> <p>42. The Owner shall provide an executed copy of the subdivision agreement with the local municipality.</p> <p>43. The Regional Corporate Services Department shall advise that Conditions 1 to 42 inclusive, have been satisfied.</p>	
BELL CANADA/ TELECOM PROVIDER	98.	<p>The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada/telecom provider to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada/telecom provider.</p> <p>The Owner agrees that should any conflict arise with existing Bell Canada/telecom provider 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> <p>the Owner is to provide Bell Canada/telecom provider with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p> <p>It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's/telecom provider existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada/telecom provider may decide not to provide service to this development.</p>	BELL CANADA/ TELECOM PROVIDER
ENBRIDGE	99.	This response does not constitute a pipe locate or clearance for construction.	ENBRIDGE

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		<p>The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.</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 Inc. at no cost.</p> <p>The Owner agrees to provide Enbridge Gas Inc. the necessary easements at no cost and/or agreements by Enbridge Gas Inc. for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas Inc.</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 Inc. reserves the right to amend or remove development conditions.</p>	
CANADA POST	00.	<p>Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes. In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions: ⇒ 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. ⇒ 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, landscaping enhancements (tree planting) and bus pads. ⇒ 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</p>	CANADA POST

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>depressions for wheelchair access as per Canada Post's concrete pad specification drawings. ⇒ 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. ⇒ 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. ⇒ 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. ⇒ 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. Canada Post further requests the owner/developer be notified of the following: 1 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy 2 There will be no more than one mail delivery point to each unique address assigned by the Municipality 3 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project 4 The complete guide to Canada Post's Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standard_smanual_en.pdf</p>	
TOWNSHIP OF KING	1.	Township of King shall advise that Conditions 1-95 all inclusive have been satisfied.	TOWNSHIP OF KING
TRCA/Township of King	2.	Toronto and Region Conservation Authority and Township Planning shall advise that Condition 96 has been satisfied.	TRCA/Township Planning
REGION OF YORK	3.	Region of York shall advise that Condition 97 has been satisfied.	REGION OF YORK

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
TELECOM SERVICE PROVIDER	4.	Telecommunication Service Provider shall advise that Condition 98 has been satisfied.	TELECOM PROVIDER
ENBRIDGE	5.	Enbridge Gas shall advise that Condition 99 has been satisfied	ENBRIDGE GAS
CANADA POST	6.	Canada Post shall advise that Condition 100 has been satisfied.	CANADA POST
MINISTRY OF CULTURE	7.	Ministry of Tourism, Culture and Gaming shall advise that Condition 22 has been satisfied.	MINISTRY OF TOURISM, CULTURE AND GAMING
OTHER UTILITIES	8.	Other applicable utilities shall advise that Condition 82 has been satisfied.	APPLICABLE UTILITIES

Notes:

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