

SCHEDULE 'A'

CONDITIONS OF DRAFT APPROVAL

File: 21T-22004C

Subject: Draft Plan of Subdivision
 Glen Schnarr & Associates Inc. on behalf of Suzanne Wilson
 10249 Hunsden Sideroad
 Part of Lots 25 & 26, Concession 9 (Albion); Part of the road allowance between Lots 25 & 26, Concession 9 (Albion) as closed by By-law VS386088
 Town of Caledon; Regional Municipality of Peel

Draft Plan Approval Date: MONTH DAY YEAR

This approval applies to the Draft Plan of Subdivision prepared by Mackitecture dated October 31, 2024 (the "Plan").

In accordance with By-law 2007-128, as amended, the Manager of Development and Design in the Planning Department has approved the above noted Draft Plan of Subdivision pursuant to Subsection 51(31) of the Planning Act and subject to the lapsing provisions and Conditions listed below.

Approval of the Draft Plan of Subdivision shall lapse at the expiration of **3** years of the date of approval of the Draft Plan of Subdivision.

If the Owner wishes to request an extension of the foregoing **3**-year period, a written explanation stating why the extension is necessary and the required processing fee must be submitted to and received by the Planning Department at least **180** days prior to the lapsing date.

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

NOTE: 'Town' is The Corporation of the Town of Caledon
 'Region' is The Regional Municipality of Peel
 'NVCA' is the Nottawasaga Valley Conservation Authority

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN REGION	1.	The owner shall enter into a Town of Caledon Subdivision Agreement or any other necessary agreements executed by the Owner, the Town and the Region or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and legal engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions,	LEGAL SERVICES REGION OF PEEL

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		and other matters of the Town and the Region respecting the development of these lands in accordance with the latest standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws.	
TOWN	2.	Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage signed by an Ontario Land Surveyor, to the satisfaction of the Town.	ZONING MUNICIPAL NUMBERING
TOWN	3.	<p>The Owner shall provide a certificate signed by an Ontario Land Surveyor and the Owner, stating that the plan proposed to be submitted for registration is consistent with the latest (most recent) draft approved plan, to the satisfaction of the Town.</p> <p>Alternatively, if the plans are not the same, the certificate shall identify any differences between the proposed registered plan and the latest draft plan, to the satisfaction of the Town.</p>	DEVELOPMENT PLANNING
TOWN	4.	<p>a) The Owner, or any subsequent Owner, shall include the following warning clauses in a Schedule to all Purchase and Sale, or Lease Agreements for all lots/blocks in the Plan:</p> <ul style="list-style-type: none"> a. "Purchasers and/or tenants are advised that agricultural uses exist in the area." b. "Purchasers and/or tenants are advised to confirm with the Town of Caledon the final locations of street trees, sidewalks, infrastructure and utilities that may be located on or adjacent to the property they are purchasing or leasing." c. "Purchasers and/or tenants are advised that the number of parking spaces provided per unit may not be the equivalent of one parking space per bedroom within the dwelling. To confirm parking provided on a lot, please contact Town of Caledon, Community Services, Planning and Development." d. "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Town lot grading criteria in certain areas to facilitate preservation of existing vegetation and to maintain existing adjacent topographic conditions."; e. "Purchasers and/or tenants are advised that a future trail may be constructed, extending from the cul-de-sac, between Lot 8 and Lot 9, through the Open Space and Natural Heritage Blocks, to the east lot line."; f. "Purchasers and/or tenants are advised that Town owned open spaces, trail blocks, buffers, valleylands, woodlots, natural features and stormwater management facilities will be left in a naturally 	<p>DEVELOPMENT PLANNING</p> <p>DEVELOPMENT ENGINEERING</p> <p>TRANSPORTATION ENGINEERING</p> <p>LANDSCAPE</p>

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>vegetated condition and receive minimal maintenance. Uses such as private picnic, barbeque or garden areas, storage of materials and/or dumping of refuse or ploughed snow are not permitted on these lands.”;</p> <p>g. “Purchasers and/or tenants are advised that chain link (or approved equal) fencing along the lines of lots and/or blocks abutting Town owned lands is a requirement of the subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, entirely on private property as shown on the approved construction drawings. Prior to assumption, the fencing shall not be altered in any way, including the addition of gates. Any costs to repair modifications will be the responsibility of the Owner. Upon assumption of the subdivision by the Town, the maintenance of the chain link fencing, or any fence installed in place of the approved, shall meet Town of Caledon By-laws and shall be the sole responsibility of the lot owner to maintain.”;</p> <p>h. “Purchasers and/or tenants are advised that street trees and visual buffer planting is a requirement of the subdivision agreement. The Town will not accept requests for changes to tree species types or the elimination of any planting. Utility locations, setbacks and driveway locations may cause modifications or deletions on residential lots. Purchasers and/or tenants are advised to confirm with the Town, Open Space Design for proposed locations of any landscape features.”;</p> <p>i. “Purchasers and/or tenants are advised that a Town-owned natural feature protection block is being provided that will remain in a naturalized state. Private uses such as private picnics, barbeque or garden areas, storage of materials and/or the dumping of refuse, lawn clippings or ploughed snow are not permitted on these lands. In addition, access to this block such as private rear yard gates is prohibited.”</p> <p>j. “Purchasers and/or tenants are advised that environmental management and reforestation areas that have been retained on private residential lots are the sole responsibility of the lot owner and/or tenant to manage. Any damage or encroachments within the reforestation area by the lot owner or tenant shall result in the hold back of reforestation securities until rectified to the satisfaction of the Town.”;</p> <p>k. “Purchasers and/or tenants are advised that the development potential for lots are limited to the</p>	

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		<p>designated structure envelope as shown on the attached Schedule and it is recommended that potential purchasers obtain zoning information, including lot application requirements, prior to purchasing the lot.”;</p> <ul style="list-style-type: none"> i. “Purchasers and/or tenants are advised that architectural design control measures apply to the development at the cost of the developer and it is recommended that potential purchasers obtain a copy of the approved design guidelines, prior to purchasing a lot.” m. “Purchasers and/or tenants are advised that should external lands to the west of this Plan require a road connection to Stinson Road, the cul-de-sac at the end of Stinson Road will be removed.” n. “Purchasers and/or tenants of Lots 4 and 5 are advised that should the lands to the east of this Plan be developed and require a road connection to Stinson Road within Block 16, then Stinson Road cul-de-sac will be removed and both Lot 4 and Lot 5 driveways will be extended to the new road layout.” o. “Purchasers and/or tenants of all lots are advised that a tertiary septic system is required to be installed and maintained at all times.” p. “Purchasers and/or tenants are to be alerted of the existence of any potential incompatible uses or features on adjacent lands (i.e., noxious use, commercial/industrial uses, berms, noise walls, stormwater management facilities, airports, railways, highways, etc.), in wording to the satisfaction of the Town. <p>b) A clause shall be included in the Subdivision Agreement stating that the Owner shall include all above-noted warning clauses in all agreements of Purchase and Sale and Lease Agreements.</p>	
TOWN	5.	<ul style="list-style-type: none"> a) Prior to grading, servicing or registration of the Plan or any phase thereof, whichever comes first, the Owner shall provide, to the satisfaction of the Town, the following: <ul style="list-style-type: none"> a. Evidence from the Ministry of Environment, Conservation and Parks which identifies any permits and/or other authorizations required under Ontario’s Endangered Species Act, 2007 (“ESA”) and its prescribed regulations, if required; and b. Evidence of the proposed measures both on-site and off-site, or any combination thereof, to meet all requirements under the ESA and its prescribed regulations, if required. 	DEVELOPMENT PLANNING

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		b) A clause shall be included in all agreements stating that the Owner shall attain all necessary approvals and permissions from the Ministry of Environment, Conservation and Parks that may be required for this development, its servicing, or any component thereof, in accordance with the timelines prescribed under the ESA and its regulations; and, that the Owner acknowledges and agrees to its exclusive responsibility to meet all requirements under the ESA and its prescribed regulations.	
TOWN	6.	A clause shall be included in the Subdivision Agreement stating that prior to assumption, the Owner shall: a) Prepare and submit a chart to the Town, outlining all the terms and conditions of the Subdivision Agreement that must be fulfilled prior to assumption; and, b) Provide evidence of compliance with all terms and conditions of the Subdivision Agreement and any other applicable agreement, at its sole cost and expense, to the Town, all to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	7.	Prior to registration, the Owner shall provide evidence of satisfying all conditions of draft approval, at its sole cost and expense, to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	8.	a) Prior to registration, the Owner shall erect a sign of a minimum size of 1.2 m by 1.2 m on all open space blocks and berms/buffers blocks. b) The signage and location shall be approved by the Town prior to the erection of the sign(s) on the property. c) A clause shall be included in the subdivision agreement stating that the Owner shall maintain these signs in good condition until such time as all building permits have been issued, at which time the Owner shall remove these signs.	DEVELOPMENT PLANNING
TOWN	9.	Prior to registration, the Owner shall submit draft reference plans identifying the location of all easements, to the satisfaction of the Town.	DEVELOPMENT PLANNING
TOWN	10.	a) Prior to registration, the Owner's surveyor shall submit to the Town, horizontal coordinates of all boundary monuments for the draft approved plan of subdivision. These coordinates are to be based on 6 degree UTM Projection and NAD83 Datum. b) Prior to each, grading, servicing and registration of the Plan, the Owner shall provide a digital submission of the Plan to the Town, in accordance with the Town's Digital Submission Standard requirements, to the satisfaction of the Town.	INFORMATION TECHNOLOGY

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		c) A clause shall be included in the Subdivision Agreement stating that after registration of the Plan, the Owner shall provide a digital submission of the Plan to the Town, in accordance with the Town's Digital Submission Standard requirements, to the satisfaction of the Town.	
TOWN	11.	a) Prior to servicing and prior to registration, the Owner shall obtain municipal address numbers from the Town. b) A clause shall be included in the Subdivision Agreement requiring that these numbers be permanently embedded in or attached to the exterior of each dwelling once the dwelling is constructed and a permanent municipal address number sign be installed immediately upon receipt of a Building Permit as per the Town's Municipal Numbering By-law and Guidelines. c) A clause shall be included in the Subdivision Agreement requiring that both the lot or block/unit number and corresponding municipal address be displayed on all lots and blocks in a prominent location, until such time that the lot/block is transferred.	MUNICIPAL NUMBERING
TOWN	12.	Clauses shall be included in the Subdivision Agreement requiring that: <ul style="list-style-type: none"> a) The applicant agrees to implement the design provisions of Caledon's "Residential Development" as contained in the "Town wide Design Guidelines" and site-specific Architectural Control Guidelines; a) The applicant shall select an approved Control Architect from the short list of firms established by the Town and inform the Town; b) The approval of site-specific Architectural Control Guidelines/Addendum to the satisfaction of the Town; c) The Control Architect (CA) provide to the Town, prior to the Issuance of a Building Permit, a Clearance Letter certifying their final review and approval of all models and site plans to be developed within the registered plan of subdivision and complying with the TWDG and area specific Architectural Design Guidelines; d) The Control Architect shall ensure that their signed and dated Architectural Control Review Stamp is affixed to all approved elevation and site plan drawings when submitting for building permit. e) The Control Architect provide to the Town, a Final Completion Letter after all houses are 100% constructed within the respective phases of the plans of subdivision and to the CA's satisfaction. 	URBAN DESIGN

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TOWN	13.	Prior to the preparation of any agreement, the Owner shall pay to the Town all fees and costs set out in the Fees By-law for the preparation and registration of the agreement and all documents necessary to give effect to the approval of the Plan of Subdivision.	LEGAL SERVICES
TOWN	14.	A clause shall be included in the Subdivision Agreement stating that the Subdivision Agreement is made for business purposes and is a 'business agreement' as defined under the Limitations Act, 2002, as amended. Further, no limitation periods set out in the Limitations Act, 2002 other than the ultimate limitation period set out in section 15 of the Act shall apply to this Subdivision Agreement and the obligations imposed therein.	LEGAL SERVICES
TOWN	15.	A clause shall be included in the Subdivision Agreement stating that the Owner shall convey/dedicate, gratuitously and free and clear of all encumbrances, any required parks, open space, trails, EPA/buffer blocks, road or highway widenings, 0.3 m (1 ft) reserves, walkways, daylight triangles, gateway features, buffer blocks, stormwater management facilities, maintenance blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority.	LEGAL SERVICES
TOWN	16.	A clause shall be included in the Subdivision Agreement stating that the Owner shall provide the Town with postponements for any and all encumbrances of the subject lands postponing such encumbrance(s) and subordinating it in all respects, to any and all agreements entered into between the Owner and the Town, or, the owner, the Town and the Region, as required by the Town.	LEGAL SERVICES
TOWN	17.	A clause shall be included in the Subdivision Agreement stating 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 2024-006, Schedule "E", and may result in a charge being laid, as set out in the Fire Protection and Prevention Act, 1997 as amended.	FIRE AND EMERGENCY SERVICES
TOWN	18.	Prior to any grading or site alteration of the Plan, the Owner shall agree to maintain fire protection and access ensuring that construction material and equipment not be stored on the streets or that would obstruct access to hydrants.	FIRE AND EMERGENCY SERVICES
TOWN	19.	Prior to any grading or site alteration of the Plan, the Owner shall agree to test the fire hydrants for their rated capacities in conformance with NFPA 291, "Fire Flow Testing and Marking of Hydrants", and based on those findings shall colour code the hydrants in conformance with NFPA 291 so as to provide	FIRE AND EMERGENCY SERVICES

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		identification by responding fire crews as to the capabilities of the fire hydrants.	
TOWN	20.	<p>a) Prior to offering units for sale and no later than registration, the Owner shall provide or cause to be provided, information on universal design options available to purchasers within the development, including, but not limited to, a list of available universal design features (i.e. ramps, handrails, etc.), floor plans, specifications and approximate cost, to the Town for approval. A list of suggested universal design features is available on the Town's website. The Owner shall notify any prospective builder of this requirement.</p> <p>b) Prior to offering units for sale, the Owner shall provide proof of the display of information regarding universal design features available for purchasers, in a place readily available to the public within the Sales Office, to the satisfaction of the Town.</p> <p>c) In the alternative, if a sales office does not exist, the owner shall provide promotional advertising material (i.e. brochures, websites, etc.) that include information regarding universal design features available for purchasers, to the satisfaction of the Town.</p> <p>d) A clause shall be included in the Subdivision Agreement to reflect 1) and 2) above.</p>	ACCESSIBILITY
TOWN	21.	Prior to any grading, servicing, tree removal, topsoil stripping, dumping or removal of fill, or altering the lands in any way, the Owner shall enter into the applicable grading/servicing agreement with the Town. The Owner shall post all necessary securities and pay all necessary fees as required by the Town. The Owner is also required to obtain the necessary clearances for all other applicable draft plan conditions associated with grading, servicing or altering the lands in any way.	DEVELOPMENT ENGINEERING LANDSCAPE
TOWN	22.	Prior to registration, arrangements shall be made to the satisfaction of the Town of Caledon for the relocation of any utilities required by the development of the subject lands to be undertaken at the sole expense of the applicant.	DEVELOPMENT ENGINEERING
TOWN	23.	a) Prior to any grading or any site alteration of the Plan, the Owner shall be required to prepare a detailed Stormwater Management Report together with the necessary hydrology to ensure that the proposed stormwater facilities and associated infrastructure required for this plan have been designed in accordance with the latest Provincial, NVCA and Town requirements. The Owner shall be responsible to secure an adequate and acceptable outlet for all stormwater flows from the plan in accordance with the approved	DEVELOPMENT ENGINEERING

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		<p>Stormwater Management Report, to the satisfaction of the Town and NVCA.</p> <p>b) A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to carry out, the recommendations set out in the report to the satisfaction of the Town. In this regard, the Owner shall be responsible to outlet all stormwater flows from the Plan to adequate and acceptable outlet, all to the satisfaction of the Town and NVCA.</p>	
TOWN	24.	<p>a) Prior to the grading or servicing of the lands, the Owner shall submit an Erosion Sediment Control (ESC) monitoring plan, in conformance with the Greater Golden Horseshoe Area Conservation Authorities publication "Erosion and Sediment Control Guidelines for Urban Design", to be undertaken during the construction phase until such time that the subdivision is assumed to be established and implemented (at no cost to the Town), to the satisfaction of the Town, in consultation with the applicable Conservation Authority. If, in the opinion of the Town enough progress has been made in establishing and implementing the ESC monitoring program, servicing and/or grading activities may be allowed to begin within the lands.</p> <p>b) A clause shall be included in the Subdivision Agreement stating that the Owner shall implement the ESC monitoring program during construction on the lands until such time that the subdivision is assumed, all to the satisfaction of the Town.</p>	DEVELOPMENT ENGINEERING
TOWN	25.	<p>Prior to any grading or any site alteration of the Plan, the Owner shall prepare a Topsoil Management Report and Plan with the objective of minimizing excess soil generated from the site to the satisfaction of the Town. The Topsoil Management Plan shall detail the location, size, side slopes, stabilization methods and time of storage of the topsoil stockpile all to the satisfaction of the Town. It shall also include qualitative analysis and proposed amendments for all topsoil retained on site and used for the purpose of growing medium.</p>	DEVELOPMENT ENGINEERING LANDSCAPE
TOWN	26.	<p>a) Prior to any grading or any site alteration of the Plan, a detailed soils investigation/report shall be prepared by a Geotechnical Engineer and submitted to the Town for review and approval. The report shall also address the design and construction of all proposed LID measures.</p> <p>b) A clause shall be included in the subdivision agreement stating that the Owner carry out, or cause to be carried out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the Town.</p>	DEVELOPMENT ENGINEERING

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TOWN	27.	Prior to grading or any other works, the Owner shall obtain a Road Occupancy Permit/Entrance Permit from the Town of Caledon Development Engineering	DEVELOPMENT ENGINEERING
TOWN	28.	Prior to any servicing, the Owner shall design the municipal services within the Plan, including the storm drainage system, to sizes that will accommodate the future development lands external to the Plan to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
TOWN	29.	Prior to the installation of any external municipal servicing required to service the plan, the Owner shall be required to obtain formal approval from any affected external landowners, all to the satisfaction of the Town and the Region, if applicable. In this regard, the Owner shall agree through a clause in the Subdivision Agreement to secure any external easements necessary for the future maintenance of any municipal infrastructure.	DEVELOPMENT ENGINEERING
TOWN	30.	Prior to registration, all engineering drawings must be approved and signed by the Town. Until such time, all construction related works of the Subject Lands shall be carried out entirely at the expense and risk of the Owner. The Owner shall be also solely responsible for ensuring the accuracy of all associated plans and reports and for ensuring that all engineering related works will meet the standards and specifications of the Town and the Region.	DEVELOPMENT ENGINEERING
TOWN	31.	Prior to registration, the Owner shall submit a Ministry of Environment, Conservation and Parks (MECP) Record of Site Condition in accordance with the requirements of Regulation 153/04 under the Environmental Protection Area (as amended), for all lands within this Plan, any lands and easements external to the Plan that are to be conveyed to the Town or any other governmental body, certifying that all lands included in this Plan meet MECP standards, and to provide proof to the Town or such governmental body that the Record of Site Condition has been acknowledged by the Ontario MECP and registered on the Brownfield Environmental Site Registry, all to the satisfaction of the Town. The Owner shall reimburse the Town for the cost of peer review of any reports, if required.	DEVELOPMENT ENGINEERING
TOWN	32.	Prior to final approval of Plan, the Owner shall submit an Environmental Noise Impact Study, prepared by a qualified professional, to the satisfaction of the Town. The study shall include an assessment of noise levels from the ultimate traffic volumes associated with the surrounding road networks and the effect of stationary source noise on the subject property, if applicable. The Owner shall reimburse the Town for the cost of any peer review, as required of the above noted report.	DEVELOPMENT ENGINEERING

AGENCY CONDITION	CONDITION	CLEARANCE AGENCY
	<p>The Owner shall carry out, or cause to carry out, the recommendations set out in the approved noise study to the satisfaction of the Town. The Owner shall also agree to include in the purchase and sales agreement with potential homeowners the appropriate warning clauses included in the Environmental Noise Impact Study.</p>	
TOWN	<p>33.</p> <ul style="list-style-type: none"> a) Prior to registration, the Owner and the Owner's Noise Consultant shall prepare and sign a Noise Attenuation Statement for the plan, to the satisfaction of the Town of Caledon, and when applicable, the Region of Peel, describing the lots, blocks and dwelling units on and in which the noise attenuation works are to be installed, the particular nature of these works, the restrictive covenants required for the noise attenuation works, the lots and blocks on which these covenants are to be registered, and the noise warning clauses required for the plan. b) Prior to the issuance of the approval of any certified model home for dwelling units to be constructed on the Plan, the Owner and Owner's Noise Consultant shall provide a certificate to the satisfaction of the Town, certifying that the builder's plans for each dwelling unit to be constructed on the Plan show all of the noise attenuation works required by the approved noise report and the approved plans. c) A clause shall be inserted in the Subdivision Agreement stating that the Owner and all builders and other persons selling lots or blocks within the Plan on which noise barriers have been installed, shall register on the title of all such lots or blocks, restrictive covenants satisfactory to the Town requiring that all owners of these lots or blocks: <ul style="list-style-type: none"> a. will not alter or remove the original material or colour of the noise barrier or alter the original grades within 2.0 metres of the barrier unless authorized in writing from the Town or as required pursuant to condition 57.5.b., and b. will maintain, repair, and if necessary replace the noise barrier as originally installed. Any maintenance, repair, or replacement shall be done with same materials to same standards and have the same colour and appearance of the original noise barrier. d) A clause shall in be included in the Subdivision Agreement stating that the Owner and all builders and other persons selling lots, blocks, or dwelling units within the Plan, shall attach a copy of the approved Noise Attenuation Statement to all agreements of purchase and sale for the lots or blocks referred to in the approved Noise Attenuation Statement or where agreements of purchase and sale have been entered into for any of the affected lands prior to the execution of the Subdivision Agreement, deliver a copy of the approved 	DEVELOPMENT ENGINEERING

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

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		and any special building measures required to meet the sound transmissions class requirements have been installed. The Owner is solely responsible for ensuring the Noise Consultant is able to certify that the noise attenuation works have been installed. The Town will not assume any responsibility in aiding the certification of the noise attenuation works.	
TOWN	34.	A clause shall be included in the Subdivision Agreement stating that the Owner agrees to design and construct the 18m right-of-way (ROW) road on Block 12 in the adjacent Flato Development (43M-2094), as an extension of Street 'B'. The Owner shall be responsible for 100% of the costs associated with extending Street 'B' to the existing cul-de-sac on Stinson Street, in accordance with the Town-approved engineering drawings and all related expenses.	DEVELOPMENT ENGINEERING
TOWN	35.	<p>a) Prior to servicing or registration, whichever occurs first, the Owner shall prepare a Composite Utility Plan to the satisfaction of all affected authorities which shall be approved by the Town.</p> <p>b) The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mailboxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.</p>	DEVELOPMENT ENGINEERING
TOWN	36.	Prior to registration, the Owner shall design, purchase material and install an LED street lighting system in the Plan in accordance with Town standards and specifications. The street lighting system is to be inspected and Authorizations to connect must be issued by the Electrical Safety Authority prior to registration of the Plan.	DEVELOPMENT ENGINEERING
TOWN	37.	Prior to registration, the Owner shall provide an Operation and Maintenance Plan for the OGS, LIDs and storm outlet and agree to carry out the recommendations of the plan to the satisfaction of the Town until assumption.	DEVELOPMENT ENGINEERING
TOWN	38.	Prior to the registration of the Plan, the Owner shall ensure that the OGS, LIDs, outlet and associated storm infrastructure are constructed, certified (including as constructed drawings), stabilized and operational in accordance with Town-approved engineering drawings, MECP Consolidated Linear Infrastructure Environmental Compliance Approval (ECA) and NVCA permits to the satisfaction of the Town of Caledon and NVCA.	DEVELOPMENT ENGINEERING

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TOWN	39.	<p>Prior to registration, the Owner shall prepare an educational pamphlet, to the satisfaction of the Town, on the importance of bioswale for water balance as recommended in the approved Stormwater Management Report prepared by the Owner's engineer. The Owner shall include the pamphlet with all promotional and information packages used in the sales of units in the development.</p> <p>Clauses shall be included within the Subdivision Agreement requiring the Owner to:</p> <ul style="list-style-type: none"> a) Include the pamphlet with all promotional and information packages used in the sales of units in the development; and, b) Require that infiltration galleries remain without disturbance as shown on the approved plans. 	DEVELOPMENT ENGINEERING
TOWN	40.	<p>A clause shall be included in the subdivision agreement stating that all lots or blocks to be left vacant, for a period of time as determined by the Town, shall be graded, seeded, maintained, signed and fenced if required prohibiting dumping and trespassing.</p>	DEVELOPMENT ENGINEERING
TOWN	41.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner agrees to monitor the sediment accumulation level periodically and clean the pond as required by the Town's CLI-ECA to ensure its operational efficiency is maintained until assumption.</p>	DEVELOPMENT ENGINEERING
TOWN	42.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall deposit to the Town \$125,000 for functional and performance monitoring and reporting of the stormwater management facility(ies) in accordance with the approved operations, maintenance, and monitoring plan.</p>	DEVELOPMENT ENGINEERING
TOWN	43.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall agree to extend the maintenance and monitoring period related to the Stormwater Management Facility, SWM controls (including LIDs) and associated storm infrastructure for a minimum of one year after the facility clean-out, certification and stabilization if deemed necessary by the Town to ensure the infrastructure is functioning as designed. The value of the financial securities to be held by the Town during the extended maintenance period shall be determined by the Town.</p>	DEVELOPMENT ENGINEERING
TOWN	44.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall cleanout, certify and stabilize all stormwater management (SWM) controls and infrastructure prior to assumption of the plan of subdivision. Stabilization of SWM controls must include all plantings in accordance with the</p>	DEVELOPMENT ENGINEERING

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		approved landscaping drawings. Certification of all SWM controls and storm infrastructure, including CCTV and as-constructed surveys must be prepared by a qualified professional engineer and submitted to the satisfaction of the Town. In addition, the owner agrees that during construction of the pond no over excavation of the pond cells will occur, without prior approval from the Town.	
TOWN	45.	A clause shall be included in the Subdivision Agreement stating that the Owner shall conduct, or cause to be carried out, the connection to Stinson Street.	TRANSPORTATION ENGINEERING
TOWN	46.	Prior to registration, the Pavement Markings and Signage Plan will be provided to the satisfaction of Town Staff. This plan can be incorporated within the design drawings (if desired) but would show (in addition to internal signage) any new signs on Hunsden Sideroad and Stinson Street, at a scale of 1:1000 or larger showing all roadways, driveways, fire hydrants, Canada Mailboxes, sidewalks (c/w widths), street lighting, on street parking areas, traffic signage (including all regulatory, warning and information signs), street trees, and pavement markings all to the satisfaction of the Town.	TRANSPORTATION ENGINEERING
TOWN	47.	Prior to preliminary acceptance, the Owner is responsible for supplying and installing all traffic (including No Parking), and pedestrian control signs and markings per the approved Pavement Markings and Signage Plan.	TRANSPORTATION ENGINEERING
TOWN	48.	A clause shall be included in the Subdivision stating that the Owner shall conduct, or cause to be carried out, the recommendations set out in the approved 'Residential Development Transportation Impact Study and Access and Circulation Review' to the satisfaction of the Town, including but not limited to signage installation and vegetation removal.	TRANSPORTATION ENGINEERING
TOWN	49.	Prior to any grading or site alteration, the tree protection, grading and associated erosion and sedimentation control plans must be approved by the Town.	LANDSCAPE
TOWN	50.	Prior to any servicing, all engineering and landscaping drawings must be approved by the Town.	LANDSCAPE
TOWN	51.	<p>A clause shall be included in the Subdivision Agreement stating that:</p> <ul style="list-style-type: none"> a) The Owner shall provide regular reports to the Chief Planner, pertaining to the tree protection facilities during grading and servicing work, to the Town's satisfaction; b) The Owner shall undertake regular inspections during house construction and at the request of the Town to ensure maintenance of the tree protection facilities and potential hazard trees, and submit reports to the Town upon completion of inspection; and, 	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>c) During house construction, the Owner shall commit to removing hazard trees identified in reports.</p> <p>d) Prior to assumption the arborist shall perform a final inspection and remove any hazard trees, and provide a certificate of completion to the Town.</p>	
TOWN	52.	<p>a) Prior to servicing, the Owner shall submit detailed Landscape Construction Drawings prepared by a Registered Landscape Architect, to the satisfaction of the Town. The Landscape Construction Drawings shall address, but not be limited to, landscaping and signage in and around the stormwater retention pond blocks, restoration plantings, streetscaping, greenway corridors, Greenland corridors, forest edge remediation, measures to protect existing vegetation, vegetative buffers and fencing for the delineation between Town and private owned lands, all to the satisfaction of the Town. The Landscape Construction Drawings shall be completed in accordance with the Town of Caledon Official Plan, Town Wide Design Guidelines, Recreation and Parks Masterplan, EIR/EIS and the most current version of the Town of Caledon Landscape Guidelines, Development Standards and Subdivision Manual Policies and general/site specific Guidelines.</p> <p>b) A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption, implement the approved Landscape Construction Drawings, at the sole cost of the Owner, to the satisfaction of the Town.</p>	LANDSCAPE
TOWN	53.	<p>A clause shall be included in the Subdivision Agreement that prior to assumption, the Owner shall submit a final certification from the same Registered Landscape Architect confirming that all deficiencies have been addressed and warranty periods have expired and the final verification and acceptances have been granted from the Town's Landscape Architect. Certification shall be accompanied with all submission documents as required in the most current version of the Town of Caledon Subdivision Manual and Development Standards or Landscape Guidelines.</p>	LANDSCAPE
TOWN	54.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall be responsible for ongoing maintenance, repairs and replacements of all implemented landscape items including but not limited to the clean up of all refuse, waste and debris and cut grass on all stormwater retention basins and trails blocks to the satisfaction of the Town until assumption of the Plan.</p>	LANDSCAPE
TOWN	55.	<p>a) Prior to the execution of the Tree Removal (if applicable), Grading, Servicing Agreements or stripping of topsoil, whichever comes first, the Owner shall retain a Certified</p>	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>Arborist or Registered Professional Forester well versed in tree preservation plans to prepare a Tree Inventory and Preservation Plan Report, including a Tree Protection / Preservation Plan to the satisfaction of the Town. The report and plans shall document and inventory all existing trees within and adjacent to the subject lands and provide an assessment of significant trees to be preserved, removed or monitored together with the proposed methods of tree protection and preservation of endangered species and the removal of invasive species. The report should also indicate if a subsequent hazard tree monitoring report is required.</p> <p>b) A clause shall be included in the Tree Removal (if applicable), Grading, Servicing and Subdivision Agreements stating that the Owner shall retain the same Certified Arborist or Registered Professional Forester to carry out, or cause to carry out, in a timely manner, prior to any site alteration, the recommendations set out in the report and plans to the satisfaction of the Town. The consultant is required to certify in writing, that the removals have been completed as per the approved Report and Plans. An additional certification from the same Certified Arborist or Registered Professional Forester will be required prior to assumption, confirming that any long-term requirements and recommendations in the report have been carried out, to the satisfaction of the Town.</p> <p>c) Cash-in-lieu will be required for all trees that are removed and not replaced by compensation trees in accordance with current Town policies.</p>	
TOWN	56.	A clause shall be included in the Tree Removal (if applicable), Grading, Servicing and Subdivision Agreements stating that it is the sole responsibility of the Owner for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the Town until assumption.	LANDSCAPE
TOWN	57.	A clause shall be included in the Subdivision Agreement stating that the Owner shall not use any park or open space block or restoration area for stock piling or storage of any construction materials, including topsoil.	LANDSCAPE
TOWN	58.	A clause shall be included in the Subdivision Agreement stating that the Owner shall gratuitously convey natural heritage blocks 15 to 19 to the Town. A natural area management plan for Blocks 15 and 16 must be prepared and implemented to the Town's satisfaction prior to the conveyance. Further, all easements as may be required for the purposes of access and maintenance to those blocks must be registered prior to or concurrent with the conveyance of lands to the Town.	LANDSCAPE NATURAL HERITAGE
TOWN	59.	That a natural heritage implementation brief prepared by a	LANDSCAPE

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		landscape architect is submitted to the satisfaction of the Town. The report will: summarize the impact analysis and recommended mitigation measures from the approved EIS/EIR; summarize the extensive restoration of the EPA lands; and summarize the mitigation measures from the EIR/EIS reports that are now proposed at detailed design and how these designs are in keeping with the approved studies.	
TOWN	60.	That professionally detailed Reforestation Planting Plans, and Landscape Plan(s) of the highest standard and in accordance with the approved EIS for storm water management facilities, natural areas outside structure envelopes on lots, and Blocks 15 to 19 are provided and approved by the Town. And, that monitoring and adaptive replanting of these areas be completed for a minimum 3-year period, with sufficient funds being secured through a letter of credit in favour of the Town, or other appropriate measure.	LANDSCAPE NATURAL HERITAGE
TOWN	61.	Prior to any grading, pre-servicing or site alteration of the Plan, the Owner shall enter into an agreement with the Town that provides unfettered access to the lands to evaluate the proposed application.	LANDSCAPE
TOWN	62.	Prior to registration of any phase of this subdivision, the Owner shall complete Restoration Plantings.	LANDSCAPE
TOWN	63.	All community information maps and promotional sales materials for lots or blocks connected to Restoration Plantings, clearly identify the presence of these features, their environmental significance, and identify limitations to permitted uses within these areas and restrictions to access from private lots.	LANDSCAPE
TOWN	64.	Prior to any grading, pre-servicing or site alteration, the Owner shall explore reductions to the amount of cut/fill beyond what has been proposed to the Town's satisfaction.	NATURAL HERITAGE
TOWN	65.	Prior to registration of the plan, the Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Chief Planner or their designate, pursuant to s.51.1 of the Planning Act.	PARKS
TOWN	66.	Prior to execution of the subdivision agreement, the Owner shall provide to the Chief Planner or their designate, a satisfactory appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland pursuant to s.51.1 of the Planning Act. The comprehensive narrative appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the	PARKS

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		Appraisal Institute of Canada, and shall be subject to the review and approval of the Chief Planner or their designate. Notwithstanding the foregoing, if the comprehensive narrative appraisal provided by the applicant is not satisfactory to the Chief Planner or their designate, acting reasonably, the Town reserves the right to obtain an independent comprehensive narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.	
REGION	67.	<p>Prior to execution of the Subdivision Agreement by the Region, the Owner shall:</p> <ul style="list-style-type: none"> a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Owner's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and b) Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form. 	REGION
REGION	68.	A clause shall be included in the Subdivision Agreement that requires payment to the Region of appropriate soft service development charges and any outstanding hard service development charges, pursuant to the Region's Development Charges By-law, as amended from time to time.	REGION
REGION	69.	<ul style="list-style-type: none"> a) Prior to registration of the plan of subdivision, the Owner shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands; b) A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Owner shall be responsible for payment thereof forthwith upon request. 	REGION
REGION	70.	A clause shall be included in the Subdivision Agreement that as a condition of registration or any phase thereof, the Owner shall gratuitously transfer, free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands. All costs associated with land transfers and easements shall be 100% the	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.	
REGION	71.	The Owner shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	72.	Prior to registration, the Owner shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal infrastructures associated with the lands. The Owner shall construct and design these services in accordance with the latest Region standards and requirements.	REGION
REGION	73.	Prior to registration, the Owner shall pay the Region's administration and engineering fees pursuant to the Region's latest Fees By-law.	REGION
REGION	74.	Prior to a satisfactory engineering submission, the Owner shall submit to the Region for review and approval a Functional Servicing Report showing water servicing plans for the development and provision for water servicing the adjacent land to the east.	REGION
REGION	75.	Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region for review and approval.	REGION
REGION	76.	<p>The Owner shall acknowledge and agree that servicing of the subdivision requires:</p> <ul style="list-style-type: none"> a. External construction of 200mm dia. watermain along Hunsden Sideroad from existing 300mm dia. watermain on Mount Pleasant Road to the easterly limit of the subdivision; b. Construction of 200mm dia. watermain from existing 300mm watermain on Stinson Street to Street A cul-de-sac; <p>All costs associated with watermain works shall be 100% the responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	77.	The Owner shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	78.	Within (60) days of Preliminary Acceptance of the underground services, the Owner's engineer shall submit "as constructed"	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Owner's engineer shall also provide ties to all main line valves, ties to individual water service boxes, and GPS coordinates of all watermain appurtenances in accordance with the latest requirements of the Region "Development Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.	
REGION	79.	Prior to servicing, the Region may require the Owner to construct a sampling hydrant (at the Owners sole cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.	REGION
REGION	80.	The Owner agrees that the Region shall hold back 20% of the Letter of Credit to cover the costs of services completed by the Region calculated and charges on a time and material basis pursuant to the current Region's Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	81.	The Owner will maintain adequate chlorine residuals in the watermains within the plan of subdivision from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Owner shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Owner pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.	REGION
REGION	82.	<p>Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;</p> <p>a) Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Owner shall provide temporary water supply to the residents upon notice by the Region and the Owner shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties.</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		<p>If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.</p> <p>b) The Owner shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:</p> <ul style="list-style-type: none"> a. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests: <ul style="list-style-type: none"> i. Bacteriological Analysis - Total coliform and E-coli counts ii. Chemical Analysis - Nitrate Test iii. Water level measurement below existing grade b. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results. c. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance. 	
REGION	83.	<p>The Owner shall agree that neither the Owner nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external watermains, including fire protection, have been completed to the Region's satisfaction. The Owner's Consulting Engineer shall certify in writing that the internal and external watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
REGION	84.	<p>The Owner shall indemnify and hold the Region harmless from</p>	REGION

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.	
REGION	85.	The Owner acknowledges and agrees that prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Waste Collection Design Standards Manual.	REGION
REGION	86.	Prior to registration, the Owner shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Owner	REGION
REGION	87.	<p>The Owner acknowledges and agrees that prior to final approval by the Town and prior to the Region granting clearance of the draft plan conditions for this subdivision, the following must be forwarded to the Region's Legal Services Division:</p> <ul style="list-style-type: none"> a) A signed copy of the final M-plan; b) A copy of the final 43-R plans; and c) Easement and conveyance documents required pursuant to the Agreement and required by the registration of the Plan. <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	REGION
NVCA	88.	<p>That prior to final approval the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority (NVCA) and the Town of Caledon:</p> <ul style="list-style-type: none"> • A detailed Final Stormwater Management Report and engineering plans prepared in accordance with the NVCA Stormwater Technical Guide. • A detailed Erosion and Sedimentation Control Plan. • A detailed Grading Plan. • A detailed Geotechnical Report for the storm water management facilities. • A detailed Hydrogeological Assessment for the storm water management facilities. • An Operation and Maintenance Manual for the Stormwater Management Facility. 	NVCA

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		All reports and plans shall be prepared by a qualified professional in accordance with current provincial and NVCA guidelines and standards, at the time of submission.	
NVCA TOWN	89.	The Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to carry out, or cause to carry out, the recommendations and measures contained within the plans and reports approved by the NVCA and the Town of Caledon.	NVCA TOWN
NVCA TOWN	90.	The Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works identified in the plans and reports approved by the NVCA and the Town of Caledon, have been constructed.	NVCA TOWN
NVCA	91.	The owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, that all erosion and sediment control measures will be in place prior to any site alteration, including the creation of impervious areas such as roads and buildings.	NVCA
NVCA TOWN	92.	The Owner shall agree in the Subdivision Agreement that any easements required for storm water drainage purposes, shall be dedicated/granted to the municipality.	NVCA TOWN
NVCA	93.	That prior to final approval, the Owner/Developer shall pay all development fees to the NVCA as required in accordance with the Nottawasaga Valley Conservation Authority's fee policy, under the <i>Conservation Authorities Act</i> .	NVCA
NVCA	94.	Prior to final approval, the Town of Caledon, shall provide the NVCA with a copy of the proposed Subdivision Agreement which addresses the NVCA's conditions of draft plan approval.	NVCA
PEEL DISTRICT SCHOOL BOARD	95.	Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	96.	<p>The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement:</p> <p>a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p>	PEEL DISTRICT SCHOOL BOARD

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
		b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."	
PEEL DISTRICT SCHOOL BOARD	97.	PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.	PEEL DISTRICT SCHOOL BOARD
DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD	98.	Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD	99.	That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
BELL CANADA	100.	The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.	BELL CANADA
BELL CANADA	101.	The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.	BELL CANADA
CANADA POST	102.	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.	CANADA POST

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
CANADA POST	103.	The Owner/developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CANADA POST
CANADA POST	104.	The Owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.	CANADA POST
CANADA POST	105.	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.	CANADA POST
CANADA POST	106.	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.	CANADA POST
CANADA POST	107.	The Owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.	CANADA POST
CANADA POST	108.	The Owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.	CANADA POST
ENBRIDGE	109.	The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.	ENBRIDGE
SUMMARY CONDITIONS	110.	Prior to signing the final plan the Town's Manager of Development and Design shall be advised that all Conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each Condition has been satisfied has been provided:	TOWN OF CALEDON

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
	111.	Town of Caledon that Conditions 1 through 66 inclusive, and Conditions 89, 90, 82 have been satisfied.	TOWN OF CALEDON
	112.	Region of Peel that Condition 1 and 67 through 87, inclusive have been satisfied.	REGION OF PEEL
	113.	Nottawasaga Valley Conservation Authority that Condition 88 through 94, inclusive have been satisfied	NVCA
	114.	Peel District School Board that Conditions 95 through 97 has been satisfied.	PEEL DISTRICT SCHOOL BOARD
	115.	Dufferin-Peel Catholic District School Board that Conditions 98 and 99 has been satisfied.	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
	116.	Bell Canada that Conditions 100 and 101 have been satisfied.	BELL CANADA
	117.	Canada Post that Conditions 102 through 108, inclusive have been satisfied.	CANADA POST
	118.	Enbridge that Condition 109 has been satisfied.	ENBRIDGE

NOTES: THE OWNER IS HEREBY ADVISED	1.	The Owner, their successors and assigns are hereby notified the Development Charges of the Town are payable in accordance with the applicable Development Charges By-laws, upon issuance of a building permit, at the rate in effect on the date issued.	
	2.	Notwithstanding the Servicing Requirements mentioned in Schedule A – Conditions of Draft Approval, all Standards in effect at the time of registration of the plan will apply.	
	3.	The Owner is hereby advised that prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/	

		telecommunication services for emergency management services (i.e., 911 Emergency Services).	
	4.	The Owner is hereby advised that all building permits are subject to Architectural Control. The Town of Caledon requires that prior to Building Permit submission, Building Permits are to be reviewed and approved by a Control Architect.	
	5.	Stormwater Management Reports must adhere to accepted Ministry policies/standards and must be signed and stamped by the Drainage Engineer. All drainage submissions must be provided electronically (e.g. usb stick).	

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

<p>Attn: Christina Marzo Public Works, Development Services Region of Peel 10 Peel Centre Drive Brampton, ON L6T 4B9 Tel: 905-791-7800 Email: christina.marzo@peelregion.ca</p>	<p>Attn: Suzanne Blakeman Manager, Planning and Enrolment Peel District School Board 5650 Hurontario Street Mississauga, ON L5R 1C6 Tel: 905-890-1010 x. 2221 Email: Suzanne.Blakeman@peelsb.com</p>
<p>Attn: Stephanie Cox Manager of Planning and Development Dufferin-Peel Catholic District School Board 40 Matheson Blvd West Mississauga, ON L5R 1C5 Tel: 905-890-1221 Email: stephanie.cox@dpcdsb.org</p>	<p>Attn: Christopher Fearon Delivery Services Officer Delivery Planning, GTA Canada Post Corporation 200-5210 Bradco Boulevard Mississauga, ON L4W 1G7 Tel: 905-206-1247 Email: Christopher.fearon@canadapost.ca</p>
<p>Attn: Rosita Giles Right-of-way Control Centre Bell Canada Floor 5, 100 Borough Drive Scarborough, ON M1P 4W2 Tel: 426-296-6291 Email: rowcentre@bell.ca</p>	<p>Attn: Casey O'Neil, Municipal Planning Enbridge Gas Inc. Municipal Planning, Distribution Optimization Engineering 2nd Floor, 500 Consumers Road North York, ON M2J 1P8 Tel: 416-495-5180 Email: MunicipalPlanning@enbridge.com</p>
<p>Attn: Planning Department File #: 47518 Nottawasaga Valley Conservation Authority 1895 Line 8 Utopia, ON L0M 1T0 Tel: 705-424-1479 Email: planning@nvca.on.ca</p>	