

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** June 10, 2014

**CASE NO(S):** PL130184

Harbour View Investments Limited have appealed to the Ontario Municipal Board under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from the failure of the Town of Caledon to make a decision respecting a proposed plan of subdivision on lands composed of Part of Lot 20, Concession 9 (Albion), 15911 Mount Pleasant Road in the Town of Caledon  
(Approval Authority File No. 21T-11001)  
OMB File No. PL130184

Harbour View Investments Limited have appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 87-250 of the Town of Caledon to rezone lands respecting Part of Lot 20, Concession 9 (Albion), 15911 Mount Pleasant Road from A2 to RE, E21 and E22 to permit the development of a fifteen (15) lot estate residential plan of subdivision  
OMB File No. PL130187

**APPEARANCES:**

<u>Parties</u>	<u>Counsel<sup>+</sup>/Representative</u>
Harbour View Investments Limited	J. Alati <sup>+</sup>
Town of Caledon	P. Gross <sup>+</sup> J. Bang <sup>+</sup>
Toronto and Region Conservation Authority	L. Lee-Yates

**HEARING EVENT INFORMATION:**

Hearing: Held in Caledon, Ontario on March 21, 2014

**MEMORANDUM OF ORAL DECISION DELIVERED BY JAMES R. McKENZIE  
ON MARCH 21, 2014 AND ORDER OF THE BOARD**

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## INTRODUCTION

[1] This decision arises from a hearing convened to deal with a settlement resulting from a Board-convened mediation process that addressed two matters appealed by Harbour View Investments Limited ("Harbour View").

[2] Harbour View owns lands situated at the southeast corner of Mount Pleasant Road and Old Church Road ("subject property") in the Town of Caledon ("Town"). It applied for a zoning by-law amendment and draft plan of subdivision approval to develop the subject property with a 13-lot estate residential subdivision. Those applications were subsequently appealed on the basis of no decision being taken by Town Council within statutory time periods.

[3] In December 2013, Harbour View and the Town, along with the Toronto and Region Conservation Authority ("TRCA") engaged in Board-convened mediation to address issues identified with the proposed subdivision. The mediation process concluded successfully with Minutes of Settlement executed among the three parties, who, in turn, requested the Board to convene a settlement hearing.

[4] No other person participated in the hearing.

[5] The subject property is rectangular in shape, having an area of 19.4 hectares, and is surrounded on three sides by existing or planned estate residential development. Its south portion is currently used for agricultural purposes; its northern portion is unused. Cold Creek West, a tributary within the Humber Creek watershed, traverses the subject property. Located within the Oak Ridges Moraine, the subject property maintains two natural heritage features identified as Provincially Significant Wetlands.

[6] Scott Arbuckle is a registered professional planner retained by Harbour View to support its applications. He was qualified by the Board as an expert in land use planning. Mr. Arbuckle prepared a Planning Justification Report, dated July 2013, in support of the initial submission, as well as a Supplementary Planning Justification Report and Addendum, dated February 2014, to support the settlement. As the only witness to testify at the hearing, Mr. Arbuckle testified in support of the settlement and the planning instruments associated therewith.

[7] Mr. Arbuckle reviewed the proposed zoning by-law, draft plan of subdivision, and

draft plan conditions with the Board. He drew the Board's attention to a number of substantive revisions negotiated through the mediation process, including Harbour View's agreement to:

- Reduce the proposed number of lots to 12 from 13;
- Enlarge the Minimum Vegetation Protection Zones ("MVPZs") associated with two Provincially Significant Wetlands ("PSWs");
- Realign Policy Area 4—an area identified in the Town's Official Plan precluding estate residential development—to be commensurate with the Town's Natural Linkage Area;
- Apply a Meander Belt to the Cold Creek, and reorient and enlarge the MVPZ associated with that watercourse;
- Reconfigure the majority of the proposed structure envelopes—the area identified on a lot within which a structure may be erected—to provide for an Environmental Management/Reforestation Area in specific sensitive areas;
- Transfer Block 15—a 4.45 hectare open space area situated adjacent to the Cold Creek—to the TRCA; and,
- Apply a revised Regional Flood Line.

[8] Mr. Arbuckle testified that the proposed zoning by-law (Exhibit No. 3) and the draft plan of subdivision (Exhibit No. 5) are consistent with the Provincial Policy Statement, 2005 and conform to the Growth Plan for the Greater Golden Horseshoe and to the respective Official Plan of the Region of Peel and the Town. He also told the Board that the proposed draft plan of subdivision satisfies the criteria set out in s. 51(24) of the *Planning Act*. In his professional opinion, the by-law and draft plan of subdivision constitute sound land use planning. He commended both to the Board for approval, subject to conditions of draft plan approval (Exhibit No. 4), which he also reviewed with the Board and opined were appropriate in these circumstances. Mr. Arbuckle's professional opinions were not contradicted.

[9] The Board adopts and relies on Mr. Arbuckle's evidence to render the following order.

**ORDER**

[10] The appeals are allowed.

[11] The Board approves the zoning by-law tendered as Exhibit No. 3, appended to this decision as Attachment 1 and the Town's comprehensive zoning by-law is amended accordingly. The Town Clerk is directed to assign a number to the by-law for record keeping purposes.

[12] The Board grants draft approval to the draft plan of subdivision tendered as Exhibit 5, attached to this decision as Attachment 2. This approval is subject to the conditions of draft approval tendered as Exhibit No. 4, attached to this decision as Attachment 3. Pursuant to s. 51(56.1) of the *Planning Act*, the Town shall be responsible for the final approval of the draft plan of subdivision under s. 51(58) of the *Planning Act*.

*"James R. McKenzie"*

JAMES R. McKENZIE  
VICE CHAIR

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
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# ATTACHMENT 1

## THE CORPORATION OF THE TOWN OF CALEDON

### BY-LAW NO. 2014-XXX

A by-law to amend Comprehensive Zoning By-law 87-250, as amended, with respect to part of the West Half of Lot 20, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of part of the West Half of Lot 20, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel for estate residential purposes;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 87-250, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Section 28:

#### Section 28

#### RE-E(230) ZONE

28.230	<b>SPECIAL PROVISIONS FOR THE RE-E(230) ZONE</b> On the lands designated RE-E(230) on Schedule A, no person shall use any lot or construct, alter or use any portion of any building or structure except in accordance with the provisions of Sections 5.1 and 5.2, as amended by the following standards.	
28.230.1	LOT AREA (minimum)	0.45ha
28.230.2	LOT FRONTAGE (minimum) (a) For Lot 10 on Schedule "A" attached hereto (b) For all other lots	12m 33m
28.230.3	BUILDING SETBACK, FRONT (minimum)	10m
28.230.4	BUILDING SETBACK, SIDE (minimum) (a) For Lot 12 on Schedule "A" attached hereto (b) For all other lots	1.6m 3.7m
28.230.5	BUILDING SETBACK, REAR (minimum)	7.5m
28.230.6	BUILDING AREA (maximum)	11%
28.230.7	DRIVEWAY SETBACK (minimum) (a) For Lot 10 on Schedule "A" attached hereto (b) For all other lots	0.5m 4.5m
28.230.8	<b>BUILDING &amp; STRUCTURE LOCATION</b> All buildings and structures including but not limited to accessory buildings and structures, driveways, parking areas, swimming pools, fences and septic systems shall only be located within the structural envelope as shown on Zone Map SE 29.	
28.230.9	<b>NATURAL AREA RESTRICTIONS</b> With any area shown as "Natural Area" on Zone Map SE 29, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with an approved environmental management/reforestation plan nor shall they alter, disturb, destroy or remove any wildlife habitat whether in use or not unless	

deemed hazardous to human health or property. No fencing is permitted, unless required by and in accordance with a subdivision agreement.

- 28.230.10     **DEFINITION FOR BUILDING SETBACK, REAR**  
For the purpose of this zone, Building Setback, Rear is defined as being the least horizontal distance measured between the nearest portion of any building or structure and the closest portion of a rear lot line or Natural Area boundary as shown on SE 29, whichever is closer.
- 28.230.11     For the purpose of this zone, site plan approval, pursuant to Section 41 of the Planning Act, RSO 1990, as amended, is required for all lots on a plan of subdivision prior to the grading, use or the development of any land, as defined in Section 41 of the Planning Act.
2.     Schedule "A", Zone Map 2-E is amended for part of the West Half of Lot 20, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel from Rural (A2) to Estate Residential – Exception (230) (RE-E(230)), Hazard Land (1) (HL-1) and Hazard Land (3) (HL-3) in accordance with Schedule "A" attached hereto.
3.     Schedule "B", Zone Map SE 29, as attached hereto, is hereby added to By-law 87-250, as amended for the lands legally described as part of the West Half of Lot 20, Concession 9 (Albion) Town of Caledon, Regional Municipality of Peel.



## ATTACHMENT 3

# SCHEDULE A CONDITIONS OF DRAFT APPROVAL

File: 21T-11001C

Subject: Draft Plan of Subdivision (Residential)  
Harbour View Investments Limited  
Part Lot 20, Concession 9 (Albion)  
15911 Mount Pleasant Road, Palgrave  
Town of Caledon, Regional Municipality of Peel

Draft Plan Approval Date: \_\_\_\_\_  
*Month, Day, Year . (Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received).*

**NOTES:** Town is "The Corporation of the Town of Caledon"  
Region is "The Regional Municipality of Peel"  
TRCA is "Toronto and Region Conservation Authority"

AGENCY CONDITION		CONDITION	CLEARANCE AGENCY
TOWN OF CALEDON (TOWN) DEVELOPMENT APPROVAL AND PLANNING POLICY DEPARTMENT (DAPP) TRCA	1.	This approval applies to the Draft Plan of Subdivision prepared by IBI Group, with a revision date of January 9, 2014, showing 12 lots.  Red-lined revisions may be required, prior to a request for final approval or registration, to meet the requirements of the conditions noted herein, including an adjustment of block lot lines to the satisfaction of the Town and TRCA as a result of the completion of the Functional Servicing Report.  The final plans shall be reviewed and cleared to the satisfaction of the Town.	DEVELOPMENT, PLANNING TRCA
DAPP	2.	The Owner shall enter into a Town of Caledon Subdivision Agreement or any other necessary agreements executed by the Owner, the Town and the Region or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provisions of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Town and the Region respecting the development of these lands in accordance with the latest standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws.	PLANNING LAW
DAPP	3.	Prior to the preparation of any agreement, the Owner shall pay to the Town all fees 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.	PLANNING LAW



DAPP	4.	Prior to registration, the Owner shall provide evidence of compliance with all of the conditions of draft approval, at its sole cost and expense.	PLANNING LAW
DAPP	5.	A clause shall be included in the Subdivision Agreement stating that the Subdivision Agreement is made for business purpose 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.	PLANNING LAW
DAPP	6.	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 road or highway widenings, temporary turning circles, 0.3m (1 ft.) reserves, walkways, daylight triangles, buffer blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority.	PLANNING LAW
DAPP	7.	A clause shall be included in the Subdivision Agreement stating that the Owner shall provide the Town with postponements of any outstanding encumbrances in favour of the Subdivision Agreement.	PLANNING LAW
DAPP	8.	A clause shall be included in the subdivision agreement stating that prior to assumption, the Owner shall provide evidence of compliance with all terms and conditions of the subdivision agreement and any other applicable agreement, at its sole cost and expense.	PLANNING LAW
DAPP	9.	Should the development be phased, the Owner shall submit a phasing plan prior to registration of the Plan. The phasing plan will indicate the sequence of development, the land area, the land use type and number of lots and blocks and units for each phase, all to the satisfaction of the Region and the Town.	DEVELOPMENT, PLANNING
DAPP	10.	That the Owner shall satisfy all the requirements, financial and otherwise of the Town and the Region.	DEVELOPMENT PLANNING
DAPP	11.	That a zoning by-law for the development of these lands 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.	DEVELOPMENT PLANNING
DAPP	12.	The Owner shall provide a certificate signed by the 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 Town.	DEVELOPMENT PLANNING
DAPP	13.	The Owner shall, prior to offering units for sale, include the following information on all community information maps and promotional sales material:	DEVELOPMENT, PLANNING

		<ul style="list-style-type: none"> <li>a. Those lots or blocks in a colour coded form that have warning clauses;</li> <li>b. Where open space, stormwater facilities, hydrants, street lights, and utility boxes are located;</li> <li>c. The type and location of fencing and noise attenuation features;</li> <li>d. The location of all Canada Post Community Mailbox site locations as approved by Canada Post and the Town;</li> <li>e. The location of lots designated by the Fire Department as firebreak lots;</li> <li>f. All lots or blocks in a colour coded form that identifies the location of all land use types;</li> <li>g. The delineation of all structure envelopes and reforestation/environmental management plan areas on all lots and blocks;</li> <li>h. The identification and location of surrounding land uses including the adjacent agricultural lands;</li> <li>i. The location of any wells (Regional, Private)</li> <li>j. Until the Plan is registered, the following information must also be shown in BOLD CAPITAL TYPE: <ul style="list-style-type: none"> <li>i. The plan of subdivision is not yet registered;</li> <li>ii. That construction of the homes cannot commence until after registration and the issuing of building permits (excluding model homes);</li> <li>iii. That notwithstanding the expectations of the vendors and purchase of houses, it is possible that substantial 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;</li> <li>iv. That purchasers are advised to consult their lawyer concerning any aspect of this Agreement of Purchase and Sale before signing it;</li> <li>v. That all lots are serviced with Regional Water; and</li> <li>vi. For further information on proposed and existing land use, please contact the Town of Caledon's Development Approval and Planning Policy Department, between 8:30 am and 4:30 pm, telephone 905-584-2272.</li> </ul> </li> </ul>	
DAPP	14.	The plan required in the above Condition 13 shall be approved by the Town's Director of Development Approval and Planning Policy prior to the Owner either offering dwelling units for sale or registration of the Plan and further, staff shall be permitted to monitor the sales office to ensure compliance.	DEVELOPMENT PLANNING

DAPP	15.	<p>The Owner shall include in all agreements of purchase and sale, or lease for all lots/blocks in the Plan warning statements alerting the prospective home purchasers of the existence of any potential incompatible uses or features on adjacent lands (e.g. berms, stormwater management facilities, adjacent agricultural use, future road block, etc.), including but not limited to the following:</p> <ul style="list-style-type: none"> <li>a. "Purchasers and/or tenants are advised of an existing livestock barn on an adjacent lot" for Lots 5, 6, 7 and 8 of the draft approved plan.</li> <li>b. "Purchasers and/or tenants are advised that the adjacent open space, or storm water treatment facility(ies) will be left in a naturally vegetated condition and receive minimal maintenance" for all the lots.</li> </ul> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	<p>DEVELOPMENT, PLANNING</p> <p>DEVELOPMENT, ENGINEERING</p>
DAPP	16.	<p>The Owner shall include the following clauses in all agreements of purchase and sale, or lease for all lots/block in the Plan:</p> <ul style="list-style-type: none"> <li>a. "Purchasers and/or tenants are advised that fencing along the lot lines of lots and/or blocks abutting public lands is a requirement of the Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, entirely on private lands as shown on the approved construction drawings. Upon assumption of the municipal services in the subdivision by the Town, the maintenance of the fencing shall be the sole responsibility of the lot Owner."</li> <li>b. "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet typical Town lot grading standards in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."</li> <li>c. "Purchasers and/or tenants are advised that the development potential for lots are limited to the 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."</li> <li>d. "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."</li> </ul> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	DEVELOPMENT ENGINEERING
DAPP TRCA	17.	<p>Prior to registration of the Plan, the Owner shall provide the Town, the Region and the TRCA with a digitized copy of the final M-plan.</p> <p>The M-Plan shall show any adjusted lot/block lines, additional lots/blocks and any other required revisions, to the satisfaction of the Town, Region and TRCA.</p>	<p>DEVELOPMENT, PLANNING</p> <p>TRCA</p>
DAPP	18.	<p>All planning administrative fees shall be paid prior to any works commencing on the plan. Such fees will be charged at prevailing rates of approved Town and</p>	DEVELOPMENT, PLANNING

		Regional policies and By-laws on the day of payment.	
DAPP	19.	A clause shall be included in the Town's Subdivision Agreement that the Owner shall deposit mylars and digital discs (.dxf and CAD file formats) of the registered plan of subdivision to the satisfaction of the Town, and prior to registration of the Plan, the Owner's surveyor shall submit to the Town horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision. These co-ordinates are to be based on 6 degree UTM Projection, NAD83 Datum and shall match the layering outlined in Schedule N of the subdivision agreement. Exceptions to this can be granted only by the Town's Public Works Department.	DEVELOPMENT, PLANNING
DAPP REGION OF PEEL	20.	Prior to registration, all streets shall be named to the satisfaction of the Town and the Region, incorporating as many historical street names as possible. In this regard, proposed street names must be submitted as soon as possible after draft approval has been received so that finalization of the plan is not unduly delayed. At minimum, one heritage street name is required on the final approved plan to the satisfaction of the Town.	DEVELOPMENT, PLANNING HERITAGE REGION
DAPP	21.	Prior to registration, the Owner shall obtain emergency numbers (municipal addresses) from the Town of Caledon Development Approval and Planning Policy Department.  A clause shall be included in the subdivision agreement stating that municipal numbers be permanently embedded in or attached to the exterior of each dwelling in a prominent location, to the satisfaction of the Town.	DEVELOPMENT, PLANNING
DAPP	22.	Prior to pre-servicing or pre-grading, the Owner shall ensure adequate fencing along the eastern property line between the subject property and the adjacent agricultural land to the satisfaction of the Town.	DEVELOPMENT PLANNING
DAPP, TRCA	23.	Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the Owner shall enter into an agreement with the TRCA for the TRCA to develop an Environmental Management and Reforestation Plan, for Blocks 15, 16, and 17 and for any areas to be restored within Lots 5, 6, 7, 8, 10 and 12, or other lots and blocks within the Plan. The agreement shall address conveyance/dedication of Blocks 15, 16 and 17 to the TRCA. The owner shall provide \$140,000 to the TRCA to implement the Environmental Management and Reforestation Plan.  The plan and monetary contribution provides for the design and implementation of a reforestation plan for Blocks 15, 16 and 17. In addition, the plan and monetary contribution provides for the design, implementation and monitoring, for a three year period, within the environmental management/reforestation areas within Lots 5, 6, 7, 8, 10 and 12. The TRCA's three year warranty period starts from the date on which the initial planting is completed by the TRCA. The owner is also advised that the three year warranty provided by the TRCA for plantings completed by the TRCA within reforestation areas within Lots 5, 6, 7, 8, 10 and 12 relates only to the survival of the planted material, based upon the	DEVELOPMENT, PLANNING  TRCA

		anticipated die-back of all such material. Encroachments, clearing, manipulation of these areas by future owners, as well as any impacts from adjacent development or site alterations, which have a deleterious effect on the plantings are not covered by this warranty, and additional securities should be attained by the developer at the point of sale of these lots from the purchasers, to apply to any remaining portion of the initial three year warranty in which the above conditions may apply, as well as beyond this three year period.	
DAPP, TRCA	24.	Appropriate clauses shall be included in the subdivision agreement stating that the Owner shall abide by the recommendations and requirements of the approved Reforestation/Environmental Management Plan to the satisfaction of the Town of Caledon and the TRCA.	DEVELOPMENT, PLANNING  TRCA
DAPP, TRCA	25.	A clause shall be included in the subdivision agreement that the Owner shall gratuitously dedicate Blocks 15, 16 and 17 of the draft approved plan to the TRCA.	DEVELOPMENT, PLANNING  TRCA
DAPP	26.	A clause shall be included in the subdivision agreement stating that the Owner shall register on title to the satisfaction of the Town of Caledon easements in favour of the Town over parts of Lots 5, 6, 7, 8, 10 and 12 of the draft approved plan for lands that are subject to environmental management/reforestation for the purpose of protecting and managing these areas of the plan.	DEVELOPMENT, PLANNING
DAPP, TRCA	27.	A clause shall be included in the subdivision agreement that the Owner shall restore to the satisfaction of the Town and TRCA any environmental management/reforestation areas which have been disturbed by site grading, construction and the installation of site services up to the point of assumption of the subdivision.	DEVELOPMENT, PLANNING  TRCA
DAPP	28.	That prior to registration the Owner shall submit a Letter of Credit to secure the environmental management/reforestation areas for Lots 5, 6, 7, 8, 10 and 12 and lot grading for all lots within the Plan in an acceptable amount determined by the Town's Director of Planning and Development.  A clause shall be included in the Subdivision Agreement stating that the Letter of Credit shall be retained until individual home construction and lot grading are completed to the satisfaction of the Town.	DEVELOPMENT
DAPP	29.	The Owner shall include the following clause in any agreement of purchase and sale entered into with respect to Lots 5, 6, 7, 8, 10 and 12 on the draft approved plan:  "A portion of this lot is subject to an environmental management program. The portion of this lot that is subject to this program is also subject to the Natural Area restrictions in the applicable zoning by-law and to a restrictive easement. The restrictions in the zoning by-law and under the easement require that the environmental management portion of this lot be kept in a natural state, and prohibit any disturbance of that natural state, including the removal of any trees, shrubs or other vegetation and the alteration of any grades or any intensive	DEVELOPMENT, PLANNING

		<p>maintenance practices. The Purchaser hereby undertakes to erect and/or maintain temporary protective fencing to the satisfaction of the Corporation of the Town of Caledon around the environmental management portions of this lot until all construction and grading activity on this lot is completed to the satisfaction of The Corporation of the Town of Caledon."</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	
DAPP TOWN OF CALEDON FIRE AND EMERGENCY SERVICES DEPARTMENT (FIRE)	30.	<p>A clause shall be included in the Subdivision Agreement stating that the Owner shall obtain site plan approval for all residential lots shown as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of the draft approved plan prior to issuance of building permits for said lots.</p> <p>Any site plan application submitted for Lot 10 will also need to address the following:</p> <ul style="list-style-type: none"> <li>a. A suitable driveway that has regard for adjacent wetlands and shall meet Fire and Emergency Services Department requirements for weight and vehicle turnaround within the Structure Envelope; and</li> <li>b. A fire hydrant within 90 metres of a principal entrance may also required, to the satisfaction of the Town.</li> </ul>	DEVELOPMENT PLANNING BUILDING FIRE
DAPP	31.	<p>The Owner shall place a sign at the main entrance(s) not less than 3 metres by 4 metres in size displaying the approved draft plan that illustrates the following:</p> <ul style="list-style-type: none"> <li>a) All lots and blocks in a colour coded form that identifies the location of all land use types;</li> <li>b) The delineation of all structure envelopes and reforestation/environmental management plan areas on all lots and blocks;</li> <li>c) Labels all environmental features and associated buffers (PSW's) and stormwater management facilities; and</li> <li>d) The identification and location of surrounding land uses, including the adjacent livestock barn on the agricultural lands to the east.</li> </ul> <p>The signage shall be approved by Town and erected prior to registration of the Plan. The Owner shall provide proof of the signage to the Town and maintain the sign(s) in good condition until such time as the land is developed.</p>	DEVELOPMENT, PLANNING
DAPP	32.	<p>Blocks 18 and 22 of the draft approved plan are required for storm water management purposes and shall be maintained in a single block(s) and zoned in the appropriate restrictive category. Upon registration of the Plan, the block(s) shall be dedicated to the Town free and clear of all encumbrances.</p>	DEVELOPMENT PLANNING DEVELOPMENT, ENGINEERING
DAPP	33.	<p>Prior to pre-servicing, pre-grading or prior to registration of the Plan, whichever comes first, the recommendations of the Cultural Heritage Impact Statement regarding architectural salvage of the barns and outbuildings and commemoration of the property shall be incorporated into the Streetscape and</p>	HERITAGE DEVELOPMENT, LANDSCAPE

		Openspace Landscape Master Plan to the satisfaction of the Town.	
DAPP TOWN OF CALEDON, PUBLIC WORKS DEPARTMENT (PUBLIC WORKS)	34.	Prior to pre-servicing, pre-grading or prior to registration of the Plan, whichever comes first, the Owner shall obtain approval of the design, materials and placement of Entrance Features to the subdivision in Blocks 20 and 21 of the draft approved plan, to the satisfaction of the Town.	HERITAGE PUBLIC WORKS
DAPP	35.	Prior to registration of the Plan, Cash-in-lieu of parkland dedication (CIL) shall be paid to the Town. In order to determine the amount of CIL payment, the applicant shall have a market value appraisal completed for the development. The appraisal must be prepared by an AACI certified appraiser. The Town will review the appraisal and if there is a concern about the value of the appraisal then a peer review of the report may be required. The peer review shall be done at the cost of the Owner.	DEVELOPMENT, LANDSCAPE
DAPP	36.	Prior to pre-servicing, pre-grading or prior to registration of the Plan, the Owner shall prepare a Streetscape and Open Space Landscape Master Plan for the development to the satisfaction of the Town. The Master Plan shall address, but not limited to, landscaping in and around the storm water management blocks and entry features. A clause shall be included in the Subdivision Agreement stating that the Owner shall prepare detailed landscape construction drawings and implement the approved Streetscape and Open Space Landscape Master Plan to the satisfaction of the Town.	DEVELOPMENT, LANDSCAPE
DAPP	37.	Prior to pre-servicing or pre-grading, whichever comes first, the Owner shall prepare an updated Tree Inventory and Assessment Report that documents and inventories all existing trees within the Plan and provides an assessment of significant trees to be preserved together with the proposed methods of tree preservation/or remedial planting; and a clause shall be included in the Subdivision Agreement that the Owner shall undertake the measures identified in the approved Tree Inventory and Assessment Report to the satisfaction of the Town.	DEVELOPMENT LANDSCAPE
DAPP	38.	Prior to registration of the Plan, the Owner shall prepare Architectural Design Guidelines, including a Visual Impact Assessment for the review and approval of the Town, which shall address, but not limited to, architectural style requirements that are harmonious with the natural landscape, along with building size, location and height considerations minimizing visual impacts.  A clause shall be included in the subdivision agreement stating that the Owner shall prepare landscape and architectural construction drawings in accordance with the recommendations of the approved Architectural Design Guidelines and Visual Impact Assessment.	DEVELOPMENT URBAN DESIGN
DAPP	39.	Prior to registration of the Plan, the Owner shall provide written confirmation to the Town from utility companies (i.e. hydro, Canada Post) on proposed measures for graffiti controls of utilities (e.g. shrink wrap on hydro boxes), if applicable.	DEVELOPMENT, URBAN DESIGN

DAPP	40.	At registration of the Plan, the road allowances and associated daylight triangles included within this draft plan of subdivision or as determined by the Town of Caledon, shall be dedicated as public highways gratuitously and free of all encumbrances.	DEVELOPMENT ENGINEERING
DAPP	41.	Prior to registration of the Plan, the Owner shall design the road allowances, daylighting triangles at Mount Pleasant Road and 0.3 metre reserves included in the Plan in accordance with the Town's standards for road and intersection design.	DEVELOPMENT ENGINEERING
DAPP TRCA	42.	Prior to registration of the Plan, pre-servicing or pre-grading, the Owner shall design as part of the Works detailed plans for the curbs along Street A that ensures amphibian passage between Blocks 17 and 18 of the draft approved plan to the satisfaction of the Town and TRCA.	DEVELOPMENT, ENGINEERING  TRCA
DAPP	43.	A clause shall be included in the Subdivision Agreement stating that any dead ends or open sides of road allowances created by this draft plan of subdivision be terminated in 0.3 metre reserves and shall be conveyed to the Town without monetary consideration and free of all encumbrances. These reserves shall be held by the Town until required for future road allowances or development of adjacent lands.	DEVELOPMENT, ENGINEERING
DAPP	44.	Final engineering design(s) may result in minor variations to the Plan which may be reflected in the final plan to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	45.	Prior to registration of the Plan, the Owner shall provide construction access in a location approved by the Town and a clause requiring the foregoing obligations after registration of the Plan shall be included in the subdivision agreement.	DEVELOPMENT, ENGINEERING
DAPP	46.	Prior to registration of the Plan, the Owner shall remove the existing driveway to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	47.	Prior to registration of the Plan, the Owner shall remove and, if appropriate, re-use the granular material from the existing horse race track as directed by a qualified Geotechnical Engineer or designate.	DEVELOPMENT, ENGINEERING
DAPP	48.	Prior to registration of the Plan, 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 expense of the applicant.	DEVELOPMENT, ENGINEERING
DAPP	49.	Prior to any pre-servicing or pre-grading, easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority (ies), free of all charge and encumbrance.	DEVELOPMENT, ENGINEERING
DAPP	50.	The Developer acknowledges having received from the Town a document	DEVELOPMENT, ENGINEERING



		entitled "Development Standards, Policies and Guidelines" and shall adhere to the provisions thereof as well as such amendments as may be made thereto prior to the approval of the drawings, plans, reports and specifications for the Town works." A clause requiring the foregoing obligations after registration of the plan shall be added to the subdivision agreement.	
DAPP	51.	Prior to any pre-servicing or pre-grading, the Owner shall not remove any trees or topsoil from the land within the plan or start any grading of the lands within the plan, without the prior written authorization of the Town of Caledon.  A clause requiring the foregoing obligations shall be included in the Subdivision Agreement.	DEVELOPMENT ENGINEERING
DAPP	52.	Prior to the initiation of any grading or stripping of topsoil, or prior to registration of the Plan, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including Topsoil Management Plan detailing the location, size, side slopes, stabilization methods and storage time period, for approval by the Town. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and stockpiling shall not occur on either wetlands or within Policy Area 4 designated area. A clause shall be included in the subdivision agreement stating that the Owner shall install and maintain the erosion and sedimentation controls until all the lots are graded sodded and certified by the consulting engineer.	DEVELOPMENT ENGINEERING
DAPP TRCA	53.	Prior to the initiation of any grading or stripping of topsoil or prior to registration of the Plan, whichever comes first, the Owner shall update the Preliminary Geotechnical Report by Terraprobe, to the satisfaction of the Town and TRCA. Further, the Owner shall carry out, or cause to carry out, the recommendations of this final report, including pavement design structure for ideal and non-ideal conditions to the satisfaction of the Town.  A clause requiring the foregoing obligations after registration of the plan shall be added to the subdivision agreement.	DEVELOPMENT, ENGINEERING  TRCA
DAPP	54.	Prior to registration of the Plan and prior to the initiation of grading or stripping of topsoil, the Owner shall submit to the Town a Phase 1 Environmental Site Assessment (ESA) report for all lands included in this plan, prepared in accordance with the requirements of regulation 153/04 under the Environmental Protection Act (as amended) and if necessary a Phase 2 report. The Owner shall reimburse the Town for the cost of any peer review of the reports.	DEVELOPMENT, ENGINEERING
DAPP	55.	Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the Town for review and approval the following:  A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:  a. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the	DEVELOPMENT, ENGINEERING

		<p>design capacity of the receiving system;</p> <p>b. the location and description of all outlets and other facilities;</p> <p>c. storm water management techniques, including storage and infiltration facilities which may be required to control minor or major flows, water balance; and</p> <p>d. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.</p> <p>A clause shall be included in the subdivision agreement stating that the Owner shall carry out, or cause to carry out, the recommendations set out in the aforementioned reports to the satisfaction of the Town.</p>	
DAPP	56.	Prior to registration of the Plan, the Owner shall provide to the Town a perpetual maintenance fee based on a pond size designed in accordance with Town standards to accommodate quantity control in accordance with unit flow rates as provided by the TRCA.	DEVELOPMENT ENGINEERING
DAPP	57.	Prior to registration of the Plan, the Owner shall satisfy the Town that adequate road access and storm drainage facilities are available to service the proposed development and a clause requiring the foregoing obligations after registration of the Plan shall be included in the subdivision agreement.	DEVELOPMENT ENGINEERING
DAPP	58.	Prior to registration of the Plan, the Owner shall carry out or cause to be carried out a field investigation by a qualified engineer or designate to confirm that proper sight lines and visibility exist at the intersection of Street A and Mount Pleasant Road. Further, a letter from the engineer shall be provided to the Town confirming that proper sight lines and visibility exist. A clause requiring the foregoing obligations after registration of the Plan shall be included in the subdivision agreement.	DEVELOPMENT, ENGINEERING
DAPP	59.	Prior to servicing of the Plan or registration of the Plan, whichever occurs first, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable electrical provider, natural gas provider, telecommunications provider and if available a cable television provider, to provide their underground services at the approved locations in the Plan and to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	60.	Prior to registration the Owner shall coordinate the preparation of an overall utility distribution plan, Composite Utility Plan, to the satisfaction of all affected authorities. This Composite Utility Plan shall be approved by the Town prior to servicing of the Plan or registration of the Plan, whichever occurs first. A clause requiring the foregoing obligations after registration of the plan shall be added to the subdivision agreement.	DEVELOPMENT, ENGINEERING
DAPP	61.	Prior to registration of the Plan, the Owner shall agree to 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	DEVELOPMENT, ENGINEERING

		and Authorizations to connect must be issued by the Electrical Safety Authority prior to registration of the Plan. A clause requiring the foregoing obligations after registration of the Plan shall be included in the subdivision agreement.	
DAPP	62.	Prior to registration of the Plan, the Owner shall supply and install fencing as shown on the approved construction drawings to the satisfaction of the Town and said fencing shall be constructed entirely on private property and shall be maintained in perpetuity by the property owner. A clause requiring the foregoing obligations after registration of the Plan shall be included in the subdivision agreement.	DEVELOPMENT, ENGINEERING
DAPP	63.	A clause shall be included in the Subdivision Agreement stating that all lots to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.	DEVELOPMENT, ENGINEERING
DAPP	64.	Prior to registration of the Plan the Owner shall be required to decommission all existing wells and septic systems in accordance with applicable regulations, to the satisfaction of the Town.	DEVELOPMENT, ENGINEERING
DAPP	65.	A clause shall be included in the subdivision agreement that for those Lots located within the former horse track area for which the installation of septic systems is required, the Owner shall submit a detailed engineering report addressing the sub surface soil conditions, to the satisfaction of the Town.	DEVELOPMENT ENGINEERING
DAPP TRCA	66.	A clause shall be included in the Subdivision Agreement stating that the Owner shall register on title to the satisfaction of the Town and TRCA easements over parts of land required for stormwater management purposes, including but not limited to: a. Easements within Block 15, adjacent to Blocks 22 and 18 on the draft approved plan, in favour of the Town for any outlets or outfalls.	DEVELOPMENT ENGINEERING TRCA
TRCA TOWN	67.	That prior to any development, pre-servicing or site alteration, or registration of the Plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA and Town for a detailed engineering report (e.g. Stormwater Management Report) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related master servicing plan and TRCA requirements. This report shall include, but is not limited to:  i. Plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.  ii. 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, including how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems. The existing drainage patterns should be	TRCA, DEVELOPMENT ENGINEERING

		<p>maintained, to the greatest extent possible, and the existing ecological function of all headwater drainage features is to be maintained, consistent with TRCA's Guidelines.</p> <ul style="list-style-type: none"> <li>iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included. Furthermore, consideration must be made for the continued seasonal movement of amphibians between Blocks 15, 16, and 17.</li> <li>iv. Location and description of all outlets and other facilities, grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.</li> <li>v. Mapping of proposed stormwater management measures, with consideration for existing vegetation to be disturbed, grade differentials and grading required.</li> <li>vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.</li> <li>vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to mimic, to the extent feasible, pre-development hydrology to the satisfaction of the TRCA.</li> <li>viii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel to the satisfaction of the TRCA.</li> <li>ix. Refinement of the hydraulic and hydrologic analysis and update the floodplain mapping as per TRCA standards.</li> <li>x. Stormwater Management facility and outlet design details.</li> <li>xi. The channel design for the Headwater Drainage Feature in Block 15 shall include: <ul style="list-style-type: none"> <li>1. Identification of the proposed channel form and corridor consistent with recommendations to be provided by a qualified fluvial geomorphologist and water resources engineer, including buffers;</li> <li>2. Confirmation of velocities and conveyance through the channel such that the material and design will withstand the conditions of the post-development flows and not deteriorate the channel;</li> </ul> </li> </ul>	
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		3. Planting plans, including seed mixes within the area that is disturbed for the construction of the channel.	
TRCA	68.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for a development limit constraints map showing at a minimum: pre and post-development Regional Storm floodlines and 10 m buffers; erosion limits, meander belt and any long-term stable slope lines; and Key Natural Heritage Features and Hydrologically Sensitive Features and associated Minimum Vegetation Protection Zones (MVPZ's), for the proposed draft plan of subdivision, to the satisfaction of the TRCA.	TRCA
TRCA, TOWN	69.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA and Town for grading plans for the subject lands, including the removal of the existing horse track. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers. All modifications to existing slopes must be monitored and inspected by a qualified Geotechnical Engineer or designate and result in geotechnically-stable slopes to the satisfaction of the TRCA and Town. Post construction monitoring shall extend for a minimum period of three years from date of registration or assumption of the Plan, whichever is later, to the satisfaction of the TRCA and Town. Furthermore, final grading plans for the removal of the horse track within Block 16, shall not encroach into the staked limit of trees.	TRCA DEVELOPMENT ENGINEERING
TRCA	70.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for final grading plans for the rehabilitation of Cold Creek West and the naturalized wetland outlet for the stormwater management facility contained in Block 18, shall not alter Regional Floodplain storage for Cold Creek West.	TRCA
TRCA	71.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental buffer areas, or proposed environmental protection area lands, beyond those approved by the TRCA.	TRCA
TRCA	72.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for a groundwater constraint assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements must be identified, with refinements and/or revisions made as necessary to the stormwater management system to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow	TRCA

		associated with any component of this development shall be permitted. The need for liners associated with the stormwater management system shall be assessed, and suitable liners shall be provided where necessary. 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.	
TRCA	73.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for information detailing all anticipated temporary dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.	TRCA
TRCA	74.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for an overall site-level Water Balance Report that will identify measures that will be implemented during pre and post development that: <ul style="list-style-type: none"> <li>a) mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable;</li> <li>b) demonstrate how post-development conditions will retain a minimum of the first 5 mm of rainfall over the entire site to the satisfaction of the TRCA;</li> <li>c) mitigate against any potential on-site or downstream erosion associated with the stormwater management system;</li> <li>d) maintain baseflow contributions at pre-development levels, duration and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.</li> </ul>	TRCA
TRCA	75.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for an overall monitoring plan: <ul style="list-style-type: none"> <li>a) for the proposed natural channel within Block 15 that identifies the monitoring activities and responsibilities for 3 years post-construction of the channel;</li> <li>b) for the LID's within Block 15 (i.e. the wetland/natural outlet from Block 18), and the lot-level controls for Lots 10, 11, and 12 that identifies the monitoring activities and responsibilities for 3 years once the facilities are operational; and</li> <li>c) for altered valleyland slopes and slopes adjacent to wetlands that identifies the monitoring activities and responsibilities up to the assumption of the subdivision.</li> </ul>	TRCA

TRCA, TOWN	76.	<p>That prior to any development, grading, pre-servicing or site alteration, or registration of the Plan or any phase thereof, the Owner shall provide, to the satisfaction of the TRCA and Town, the following:</p> <ul style="list-style-type: none"> <li>(a) Documentation from the Owner identifying what permits and/or other authorizations are required under Ontario's Endangered Species Act, 2007 ["ESA"] and its prescribed regulations;</li> <li>(b) Documentation from the Owner 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; and</li> <li>(c) Written confirmation of the Owner's exclusive responsibility to meet all ESA requirements, the Owner's commitment to attain all such approvals in accordance with the timelines prescribed under the ESA and its regulations, and the Owner's acknowledgement and agreement of proceeding at the Owner's own risk.</li> </ul> <p>A clause shall be included in the Subdivision Agreement stating that the Owner shall attain all necessary approvals and permissions from the Ministry of Natural Resources, and from Fisheries and Oceans Canada that may be required for this development, its servicing, or any component thereof, in accordance with the timelines prescribed under the ESA and its regulations; and, that the Owner acknowledges and agrees to its exclusive responsibility to meet all requirements under the ESA and its prescribed regulations.</p>	TRCA DEVELOPMENT, PLANNING
TRCA	77.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required.	TRCA
TRCA TOWN	78.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA and Town that the size and location of stormwater management Blocks 18 and 22, including any outlets and outfalls into Block 15 and any stormwater management infrastructure utilized for quantity and quality control, are confirmed to the satisfaction of the TRCA and Town.	TRCA DEVELOPMENT ENGINEERING
TRCA	79.	That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for the size and location of all Low Impact Development (LID) measures associated with this development.	TRCA
TRCA	80.	<p>That the owner agree in the subdivision agreement, in wording acceptable to the TRCA:</p> <ul style="list-style-type: none"> <li>a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.</li> <li>b) To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.</li> <li>c) To design and implement on-site erosion and sediment control in</li> </ul>	TRCA

		<p>accordance with current TRCA standards.</p> <ul style="list-style-type: none"> <li>d) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.</li> <li>e) To obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA, in addition to all permits and approvals from Fisheries and Oceans Canada, and the Ministry of Natural Resources.</li> <li>f) To erect a permanent fence to the satisfaction of the TRCA for Blocks 15, 16, 17, 18 and 22; or, to provide for other measures to achieve a similar objective, to the satisfaction of the TRCA.</li> <li>g) To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property.</li> <li>h) To design a monitoring protocol, obtain approvals, monitor and maintain the site level water balance measures on this site (including LIDs) for Block 15 and Lots 10, 11 and 12, and to provide for the long-term monitoring of this system for 3 years once the facility is operational, to the satisfaction of the TRCA.</li> <li>i) To design a monitoring protocol, obtain approvals, monitor and maintain the proposed natural channel within Block 15 for the long-term monitoring of this system for 3 years once the channel is constructed, to the satisfaction of the TRCA.</li> <li>j) To design a monitoring protocol, obtain approvals, monitor and maintain all valleyland slopes and slopes adjacent to the wetlands on which slope alterations are to occur, for instability and erosion until the assumption of the subdivision, to the satisfaction of the TRCA. Should erosion be identified up to the point of assumption of the subdivision, the developer shall rectify the slopes to the satisfaction of the TRCA.</li> <li>k) To provide for the warning clauses and information identified in TRCA's conditions.</li> <li>l) That, where required to satisfy TRCA's conditions, development shall be phased within this Plan.</li> <li>m) That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements.</li> <li>n) To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the Town of Caledon. And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots or blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.</li> <li>o) To provide an access easement in favour to the TRCA over part of the driveway for Block 10 to access Block 16 and 17; and over Blocks 18 and 22 to access Block 15.</li> <li>p) That all community information maps and promotional sales materials for lots or blocks adjacent to Blocks 15, 16, and 17 (i.e. environmental protection areas and their associated buffers, and on which existing</li> </ul>	
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		<p>vegetation or reforested lands will be present); and reforestation/restoration areas on Lots 5, 6, 7, 8, 10 and 12 clearly identify the presence of these features, identify limitations to permitted uses within these areas, restrictions to access, and identify the landowners responsibilities for maintaining that these areas stay undisturbed in its existing renaturalized condition.</p>	
TRCA, TOWN	81.	<p>A warning clause shall be included in all agreements of purchase and sale, and information shall be provided on all community information maps and promotional sales materials for lots or blocks adjacent to Blocks 15, 16 and 17 (i.e. environmental protection blocks and their associated buffers), which identifies the following:</p> <p>a. That a natural environmental restoration block is being provided adjacent to the subject property. These blocks are considered to be part of the publically owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private rear yard gates is prohibited.</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	TRCA DEVELOPMENT ENGINEERING
TRCA, TOWN	82.	<p>In addition to the above condition, for lots onto which the MVPZ, 10 m Regional Floodplain Buffer and/or Reforestation/Restoration areas extend (including but not necessarily limited to Lots 5, 6, 7, 8, 10 and 12), a warning clause shall be included in all agreements of purchase and sale, and information shall be provided on all community information maps and promotional sales materials for lots or blocks adjacent to Environmental Protection blocks and their associated buffers, which identifies the following:</p> <p>a. That portions of the rear/side yard on the subject property have been zoned for environmental protection. This area is to remain in a naturalized state, and is not intended to support active uses. Vegetation within this area must be maintained in a natural state, and must not be cleared or replaced with non-native plant or tree species.</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	TRCA DEVELOPMENT PLANNING
TRCA, TOWN	83.	<p>For all lots onto which the MVPZ, 10 m Regional Floodplain Buffer and/or Reforestation/Restoration areas extend (including but not necessarily limited to Lots 5, 6, 7, 8, 10 and 12), and for which approval has been attained from the TRCA for a measure other than fencing at the property line(s), a warning clause shall be included in all agreements of purchase and sale, and information shall be provided on all community information maps and promotional sales materials that identifies how the property line(s) have been demarcated and identifies the responsibilities of the property owner to maintain all such measures in their</p>	TRCA DEVELOPMENT, PLANNING

		original condition.  A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.	
TRCA TOWN	84.	That the implementing zoning by-law recognize all Key Natural Heritage Features and Hydrologically Sensitive Features and their associated buffers, the Regional Floodplain and associated 10 m buffer in a suitable environmental protection zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of the TRCA.	TRCA DEVELOPMENT PLANNING
REGION OF PEEL	85.	The Developer will be required to enter into a Subdivision Agreement with the local Municipality and the Region for the construction of municipal water services associated with the lands. These services will be in accordance with the latest Region standards and requirements.	REGION
REGION OF PEEL	86.	The applicant/owner shall grant/obtain (at no cost to the Region) all necessary easements for Regional infrastructures, as may be required by the Region to service proposed development and/or external lands.	REGION
REGION OF PEEL	87.	Prior to final acceptance, the applicant's engineer is required to submit to the Region of Peel, Public Works Department, all Engineering Drawings in Micro-Station Format as set out in the latest version of the Region of Peel "Development Procedure Manual".	REGION
REGION OF PEEL	88.	The Developer is required to pay the Region's costs for updating its electronic "as constructed" information for the infrastructure installed by the Developer. The cost will be based on a "per kilometre" basis for combined watermains and sanitary sewers installed as per Regional User Fee By-law.	REGION
REGION OF PEEL	89.	A suitable amount will be held back by the Region on the Letter of Credit until the "as-constructed" drawings for the development have been received as laid out in the current Development Procedure Manual.	REGION
REGION OF PEEL	90.	A suitable amount will be held back on the Letter of Credit to cover the costs of services completed by the Region that are covered under time and material basis as noted in the Region's current Development Procedure Manual. The holdback amount will be up to \$15,000.00 for each occurrence.	REGION
REGION OF PEEL	91.	The Developer will be required to maintain adequate chlorine residuals in the watermains within the subdivision, from the time the watermains are connected to the municipal system until such time as the Region issues final acceptance. In order to maintain adequate chlorine residuals, the Developer will be required to either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff will conduct the monitoring and testing for chlorine residual. The costs associated with the monitoring and flushing will be the responsibility of the Developer as per Regional User Fee By-law.	REGION

REGION OF PEEL	92.	The applicant's engineer is required to submit to the Region of Peel, Public Works Department, ties to all main line valves prior to preliminary acceptance.	REGION
REGION OF PEEL	93.	The applicant's engineer is required to submit to the Region of Peel, Public Works Department, ties to all individual water service boxes prior to final acceptance.	REGION
REGION OF PEEL	94.	The Developer acknowledges that the Region may require the Developer to construct sampling hydrant (at the Developer's cost) within proposed development. Location and the requirement for sampling hydrant will be determined at the engineering review stage.	REGION
REGION OF PEEL	95.	The developer will be required to construct a 200mm dia. watermain on Street "A" with the loop at the extremity.	REGION
REGION OF PEEL	96.	The Developer will provide services to the existing properties within the zone of influence should the existing private services (well and septic system) deteriorate due to the servicing of the proposed development.	REGION
REGION OF PEEL	97.	The following clause is required in the Subdivision Agreement: "An amount shall be held in the Letter of Credit until final acceptance of the subdivision by the Municipality to serve as protection for the private wells in the zone of influence of the subdivision plan. 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. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the developer will provide temporary water supply to the residents upon notice by the Region and it will continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the developer will 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."	REGION
REGION OF PEEL	98.	Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows: a) Base line well condition and monitoring report shall be submitted to the Region prior to the preservicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests: 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 Developer 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.	REGION

		Well monitoring shall continue during construction and an interim report shall be submitted to the Region of Peel for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region of Peel prior to final acceptance.	
REGION OF PEEL	99.	The Developer will be responsible for any Claims related to any impact on neighbouring septic beds arising out of the construction of municipal works related to the development of the Plan. Prior to pre-servicing of the subdivision, the Developer shall conduct the Pre-construction Survey of the septic beds within the zone of influence at 100% his cost, to which the Region has full access, including the final report and all background material relating thereto. The Developer shall agree that the results of the Pre-construction Survey shall constitute the status of the existing septic beds prior to the construction of any municipal works. The Developer shall assume all costs and expenses relating to the resolution of any such Claims.	REGION
REGION OF PEEL	100.	Prior to the issuance of building permits for all lots and blocks, satisfactory arrangements must be made with the Regional Municipality of Peel with regard to water service applications and payments of the required connection charges. The Region will not accept payment for building permits until fire protection for the development is available and all securities for the development are in place.	REGION
REGION OF PEEL	101.	Prior to final approval by the Town of Caledon, a copy of the proposed final plan must be forwarded to the Region of Peel.	REGION
REGION OF PEEL	102.	Prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following must be forwarded to Alison Docherty at the Region's Legal Services Division: <ul style="list-style-type: none"> <li>a. A copy of the final M-plan;</li> <li>b. A copy of the final R-plans; and,</li> <li>c. The documents required as per Schedules of the Subdivision Agreement.</li> </ul>	REGION
ENBRIDGE GAS	103.	The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.	ENBRIDGE GAS
ENBRIDGE GAS	104.	Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.	ENBRIDGE GAS
ENBRIDGE GAS	105.	The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.	ENBRIDGE GAS
ENBRIDGE GAS	106.	The developer shall provide current Town approved road cross-sections showing all Utilities in the configuration proposed for all of the street widths within the development. The gas location must be a minimum of 0.6 metres from the street line.	ENBRIDGE GAS

DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD	107.	<p>That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots.</p> <p>a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation 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."</p> <p>b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."</p>	DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	108.	The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.	PEEL DISTRICT SCHOOL BOARD
PEEL DISTRICT SCHOOL BOARD	109.	<p>The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:</p> <p>"Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p>	PEEL DISTRICT SCHOOL BOARD
CANADA POST	110.	The developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans	CANADA POST
CANADA POST	111.	The developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Caledon.	CANADA POST
CANADA POST	112.	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	113.	The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: a) A Community Mailbox concrete base pad per Canada Post specifications. b) Any required walkway across the boulevard, as per municipal standards c) Any required curb depressions for wheelchair access	CANADA POST
CANADA POST	114.	The owner/developer further agrees to determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to be "fit up" prior to first occupancy. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent CMB site locations. This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied.	CANADA POST
SUMMARY CONDITIONS	115.	Prior to signing the final plan, the Town's Director of Development Approval and Planning Policy 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
	116.	Town of Caledon that Conditions 1-67, 69, 76, 78 and 81-84 have been satisfied.	TOWN OF CALEDON
	117.	TRCA that Conditions 1, 17, 23-25, 27, 42, 53 and 66-85 have been satisfied.	TRCA
	118.	Region of Peel that Conditions 20 and 85-102 have been satisfied.	REGION OF PEEL
	119.	Enbridge Gas that Conditions 103-106 have been satisfied.	ENBRIDGE GAS
	120.	Dufferin-Peel Catholic District School Board that Condition 107 has been satisfied.	DUFFERN-PEEL CATHOLIC DISTRICT SCHOOL BOARD
	121.	Peel District School Board that Conditions 108-109 have been satisfied.	PEEL DISTRICT SCHOOL BOARD
	122.	Canada Post that Conditions 110-114 have been satisfied.	CANADA POST
NOTES: THE OWNER IS HEREBY ADVISED	123.	That no work occurs on the site until the Owner has entered into a Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.	N/A
	124.	The Owner, their successors and assigns are hereby notified that 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.	N/A

	125.	Notwithstanding the Servicing Requirements mentioned in Schedule A – Conditions of Draft Approval, the standards in effect at the time of registration of the plan will apply.	N/A
	126.	It is recommended that the Owner or their engineer/consultant contact the Region, Town and any other applicable authority to clarify specific requirements prior to the preparation of detailed engineering reports.	N/A
	127.	An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "DANGER – Overhead Electrical Wires" in all locations where personnel and construction vehicles might come in close proximity to the conductors.	N/A
	128.	Fees are required by the Region and may be required by the Town for each extension to draft approval and for major revisions to the draft plan or Conditions.	N/A
	129.	Regional Development Charges and Surcharges are payable in accordance with the applicable Regional Development Charge By-law and are required at the following stages: Subdivision Agreement: Water, Wastewater and Surcharges (including any Blocks intended for future development at the maximum density permitted under the applicable zoning by-law). Building Permit Issuance: All remaining Region-wide Development Charges in effect on the date of issuance. Note: Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to all Regional Development Charges (including water, wastewater and surcharges not collected at the Subdivision Agreement) prior to the issuance of the building permit, at the rate in effect at the date of issuance. It should be noted that a development agreement and any other agreements may be required to collect Regional Development Charges in advance of these two stages.	N/A

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>Mr. Tom Slomke Regional Municipality of Peel Director, Development Planning Services Environment, Transportation and Planning Services 10 Peel Centre Drive Brampton, Ontario L6T 4B9 Tel: 905-791-7800 Email: tom.slomke@peelregion.ca</p>	<p>Mr. Quentin Hanchard Toronto and Region Conservation Authority 5 Shoreham Drive Downsview, Ontario M3N 1S4 Tel: 416-661-6600 x 5324 Email: QHanchard@trca.on.ca</p>
<p>Mr. Dave Dundas Acting Manager of Planning Services Peel District School Board 5650 Hurontario Street Mississauga, Ontario L5R 1C6 Tel: 905-890-1010 Email: dave.dundas@peelsb.com</p>	<p>Ms. Stephanie Cox Acting Manager of Planning Dufferin-Peel Catholic District School Board 40 Matheson Blvd West Mississauga, ON L5R 1C5 Tel: 905-890-0708 x 24163 Email: stephanie.cox@dpcdsb.org</p>
<p>Mr. Michael Monteleone Canada Post Corporation 200-5210 Bradco Blvd Mississauga, ON L4W 1G7 Tel: 905-206-1247 x 2022 Email: michael.monteleone@canadapost.ca</p>	<p>Ms. Joanna MacDermid Hydro One 40 Olympic Drive Hamilton, Ontario L9H 7PH Tel: 905-627-6058 Email: joanna.macdermid@hydroone.com</p>
<p>Ms. Lina Raffoul Manager, Development &amp; Municipal Services Bell Canada Floor 5, 100 Borough Drive Scarborough, Ontario M1P 4W2 Tel: 416-296-6599 Email: rowcentre@bell.ca</p>	<p>Jim Arnott Enbridge Gas Distribution Inc. Municipal Coordination Advisor P.O. Box 650 Scarborough, Ontario M1K 5E3 Tel: 905-758-7901 jim.arnott@enbridge.com</p>