

CONDITIONS OF DRAFT PLAN APPROVAL

File: 19T-19-K03

Subject: Fifth Avenue Homes, 1986, 2000, 2008 King Road
(Village of King City, Township of King, Regional Municipality of York)

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
GROWTH MANAGEMENT SERVICES DEPARTMENT	1. The Plan shall relate to the draft plan of subdivision, prepared by KLM Planning Partners Inc., DWG No. 23:1, dated July 26, 2023.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	2. The Owner agrees to provide a certificate signed by an Ontario Land Surveyor and the Owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Township.	PLANNING
GROWTH MANAGEMENT SERVICES; PUBLIC WORKS DEPARTMENT	3. The Owner shall convey the following lands, without monetary consideration and free from all encumbrances, upon confirmation, to the satisfaction of the Township and Region of York, that the lands have been remediated and are suitable for the intended use: a) Block 2 for road widening purposes;	PLANNING PUBLIC WORKS
GROWTH MANAGEMENT SERVICES; PUBLIC WORKS DEPARTMENT	4. The owner and all encumbrancers shall enter into a Subdivision Agreement that shall detail the requirements of a Site Plan Agreement, including identifying how all site plan conditions are being addressed, with the Township of King as approved by Council, to be registered on title of the lands and pursuant to the provisions of the Planning Act, to satisfy all of the requirements and conditions of the Township with respect to the development of the lands, financial, environmental and otherwise, including but not limited to, as the Township may consider necessary, the preparation of all detailed engineering design to the satisfaction of the Township Director of Public	PUBLIC WORKS

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>Works and Township Director of Growth Management Services, payment of development charges, the provision of private roads and municipal and private services, landscaping and fencing.</p> <p>The Owner shall also agree in the Subdivision Agreement to comply with all of the financial, legal, environmental, and engineering requirements as adopted by Council for the Township of King at the Site Plan Agreement stage.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT	5.	Prior to final approval the Owner shall provide all processing and administrative fees. Such fees will be charged at prevailing rates of approved Township Policies and By-laws on the day of payment.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	6.	Prior to Final Approval the Director of Growth Management Services shall be satisfied that the Region of York has confirmed that adequate water supply and sanitary sewage treatment facility and related infrastructure capacities are available for the proposed development.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	7.	That the Owner acknowledges and agrees that the required amount of municipal water and sanitary sewer allocation for the number of units/lots to be registered in any phase of development proposed within the draft plan of subdivision will not be assigned by By-law or resolution of Council until such time as the Site Plan Agreement is approved.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	8.	The Owner shall agree in the Subdivision Agreement to save harmless the Township and the Region of York from any claim or action as a result of water or sanitary servicing not being available when anticipated.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT	9.	The Owner shall agree in the Subdivision Agreement that in the event that the Draft Approved Plan is not Registered within three (3) years from the date which Draft Approval by the Township becomes final, the draft approval may lapse at the discretion of the Township but may be extended by the Township	PLANNING

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		subject to any revisions to the draft conditions determined appropriate by the Township in consultation with the Region of York and other agencies.	
GROWTH MANAGEMENT SERVICES DEPARTMENT	10.	<p>That a Zoning By-law for the development of these lands with appropriate "Holding" provisions shall have been passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.</p> <p>Further, that the Zoning By-law adopted to implement this plan of subdivision contain "Holding" provisions to ensure that prior to the lifting of the H-Holding provisions that arrangements satisfactory to the Township and the Region of York are in place with respect to the provision of municipal water, sanitary sewer, stormwater management facilities, roads/streets, contingency fire protection measures, subdivision and site plan agreement requirements, noise attenuation measures, access, and other matters as necessary.</p>	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT & PUBLIC WORKS DEPARTMENT & COMMUNITY SERVICES DEPARTMENT	11.	<p>The Owner shall agree in the Subdivision Agreement to provide the following through the Site Plan Development Application:</p> <p>a) The Owner shall agree to prepare a Construction Management Report to address, but not limited to, the following issues and further agrees to undertake all recommendations outlined in said report subject to the approval of the Director of Public Works:</p> <ul style="list-style-type: none"> a. Site access and traffic controls; b. Construction limits and access routes; c. Sediment controls; d. Vegetation protection; and e. Site stabilization. <p>b) To coordinate the preparation of an overall utility coordination plan to the satisfaction of all affected authorities and the Director of Public Works. A utility coordination plan showing all utilities and their locations shall be approved by the various agencies prior to approval of engineering drawings by the Director of Public Works. All utilities within the road</p>	PLANNING PUBLIC WORKS COMMUNITY SERVICES

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	<p>allowances are to be constructed in accordance with the approved composite utilities plan.</p> <p>c) To provide engineering drawings for the construction of:</p> <ul style="list-style-type: none"> a. a private watermain distribution system including a water meter and valve chamber at the development entrance; b. private sanitary and storm sewage works; c. private stormwater management works; d. telecommunications; e. electrical supply system; f. private (common) roadway illumination; g. private (common) sidewalk; h. retaining wall; i. snow storage areas; and/or j. other infrastructure k. as determined to be necessary by and to the satisfaction of the Director of Public Works, including approved connections to existing municipal systems, both within and external to the site plan. Further, the Owner shall agree that the roads and services for the entire development site will be provided from the onset of the design. <p>The Owner shall also agree that the provision of said drawings will be completed in accordance with the guidelines for CAD drawings as specified by the Region of York.</p> <p>d) The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a Functional Servicing Report in accordance with the requirements of the Township of King Design Criteria (as amended) for the review and approval of the Township of King. The Owner shall agree in the Site Plan Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Public Works.</p>	

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>e) The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a water system hydraulic analysis and report that will address internal and external impacts of the site plan of subdivision on the existing water system, for the review and approval of the Director of Public Works. The Owner shall provide any updating or calibration of the Township's Water Distribution System model to the satisfaction of the Director of Public Works.</p> <p>The Owner shall agree in the Site Plan Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Public Works.</p> <p>f) The Owner shall prepare a detailed Stormwater Management Report in accordance with Township Design Criteria together with the necessary hydrology, specific to the proposed development, to ensure that the proposed stormwater facilities and associated infrastructure have been appropriately sized to provide the necessary storage needed to control post development flows in accordance with unit flow rates established by the Conservation Authority, all to the satisfaction of the Director of Public Works and Director of Growth Management and Conservation Authority. The report shall also address Low Impact Development (LID) measures including infiltration, lot level controls, conveyance controls and water balance analysis.</p> <p>If it is determined that the proposed storage blocks have to be increased in size, then the appropriate adjustments/revisions will need to be applied to the Site Plan, all to the satisfaction of the Director of Public Works and Director of Growth Management. These adjustments may include changes to adjacent lots or blocks.</p> <p>The Owner shall agree in the Site Plan Agreement to carry out or cause to carry out the recommendations of the approved SWM report.</p>	

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	<p>The Owner shall provide written documentation to the satisfaction of the Director of Public Works of:</p> <ul style="list-style-type: none"> a. the Conservation Authority's approval of the Stormwater Management Report b. the Conservation Authority's permit for constructing the Stormwater Management facilities c. the registered easement agreement with York Region District School Board and the registered easement on an R-Plan <p>g) The Owner shall have prepared by a qualified professional to the satisfaction of the Director of Public Works a sanitary system analysis and report that will address internal and external impacts of the Site Plan on the existing sewer system, for the review and approval of the Director of Public Works. This shall include updating design sheets of the existing system based on the proposed sewage flows. The Owner shall agree in the Site Plan Agreement to carry out, or cause to carry out, the recommendations set out in the approved report, to the satisfaction of the Director of Public Works at no cost to the Township.</p> <p>The design and construction of the proposed sanitary sewer network shall be coordinated, at the Owner's expense.</p> <ul style="list-style-type: none"> h) The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works a traffic assessment report(s) that will address internal and external traffic impacts of the site plan, for the review and approval of the Director of Public Works. The Owner shall agree in the Site Plan Agreement to carry out, or cause to carry out, in the recommendations set out in the approved report, to the satisfaction of the Director of Public Works. i) the Owner shall submit a noise study, prepared by a qualified consultant for approval by the Director of Public Works. The preparation of the noise report shall include the ultimate traffic volumes associated with any 	

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	<p>surrounding road and rail networks. The Owner shall agree in the Site Plan Agreement to implement the noise attenuation features and other recommendations of the report and to include warning clauses, as may be required therein, in the Purchase and Sale Agreements.</p> <p>j) Prior to pre-grading, pre-servicing, or registration of the Site Plan, whichever comes first, a detailed soils investigation report shall be prepared, at the Owner's expense, by a qualified Geotechnical Engineer and submitted to the Director of Public Works for review and approval. The Owner shall agree in the Site Plan Agreement to carry out, or cause to carry out, the recommendations of said report including pavement design detail, pipe bedding, foundation design, cathodic protection, etc. for ideal and non-ideal conditions as well as the design of the stormwater management facilities such as ponds, buried pipes and infiltration techniques, to the satisfaction of the Director of Public Works.</p> <p>k) The Owner shall have prepared by a qualified professional and to the satisfaction of the Director of Public Works, a preconstruction condition survey regarding the structural status of dwellings adjacent to the subject lands or along the servicing route for the review and approval of the Director of Public Works.</p> <p>l) The Owner shall provide Landscape Plans that shall conform to the Township's Urban Design Standards and the latest version of the Township's Development Standards, policies, and Guidelines. The Plans shall detail the streetscaping integration and enhancement to the satisfaction of the Director of Growth Management Services and the Director of Community Services.</p> <p>m) The Owner shall submit Architectural Plans and Urban Design Guidelines to the satisfaction for the Township which shall identify all the urban design objectives of the draft plan. The final report shall be consistent with current Township Policy and shall be revised to address any comments</p>	

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		<p>provided by the Township to the satisfaction of the Director of Growth Management Services, including:</p> <ul style="list-style-type: none"> a. internal landscaping on boulevards; b. co-ordination of the urban design/streetscape elements as they relate to all streets within the Plan including entrance features and medians; c. landscaping including fencing, gateway features and typical cross-sections required to determine appropriate locations for buffer landscaping. d. the appropriate landscape treatment and configuration for the stormwater management pond and landscaping & walkways within environmental buffers. e. The location and paving treatment of community mail boxes. <p>n) That the applicant shall complete the Green Development Standards Program and that the Site Plan Development application shall conform to the standards of the Green Development Standards Program.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT & PUBLIC WORKS DEPARTMENT	12.	<p>The Owner shall agree in the Subdivision Agreement to include and/or address the following conditions in the Site Plan Agreement:</p> <ul style="list-style-type: none"> a) To construct at no cost to the Township all required Township services shown on the approved construction drawings to the satisfaction of the Director of Public Works. b) To be registered as a first charge against all of the lands affected. c) To provide at the Owner's expense all services based on current design standards approved by the Township, and without limiting the generality of the foregoing, such services shall include sanitary sewers, watermains, storm sewers, clear water sewers, foundation drain collector (FDC) sewers, sidewalks, bike lane/ multiuse pathway (if applicable), paved roads, curbs, gutters, LED street lighting, underground utilities, tree planting, walkways, fencing and screening, Stormwater management 	PLANNING PUBLIC WORKS

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	<p>control including LID (Low Impact Development) facilities, public trails and walkways and sodding.</p> <p>d) To provide asset information in tabular form to enable entry of data into the Township GIS system. All asset information shall be provided as determined by and to the satisfaction of the Director of Public Works.</p> <p>e) That no building permits within the site will be applied for nor issued until the Director of Public Works and the Director of Growth Management Services are satisfied that adequate vehicular access, municipal water, sanitary and storm services, fire route and fire route signage are available to service the development.</p> <p>f) That prior to the initiation of grading or stripping of topsoil, or prior to registration, whichever comes first, the Owner shall submit an Application for Site Alteration and an Erosion and Sediment Control Plan including topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Director of Public Works. The Owner shall agree in the Site Plan Agreement to install, inspect, and maintain the erosion and sedimentation controls until all the lots and blocks are graded, sodded, and certified by the consulting engineer.</p> <p>Further, the Owner shall prepare an Environmental Soil Management Plan with the objective of minimizing excess soil generated from the site and properly disposing the excess soil generated from the site in accordance with applicable by-laws, and regulations all to the satisfaction of the Director of Public Works. The Owner shall agree to pay all the applicable fees in accordance with Township By-law(s) and any other appropriate regulations, prior to Final Approval where applicable.</p> <p>g) That construction access shall be provided only in one location, and only on King Boulevard, as approved by the Director of Public Works and/or the Region of York and that said access shall be designed in accordance</p>	

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	<p>with Township standards to the satisfaction of the Director of Public Works.</p> <p>Further, the Owner shall agree to submit an Application for a Roadway Occupancy Permit detailing the work on King Boulevard. The Owner shall agree to pay all the applicable fees in accordance with Township By-law(s) and any other appropriate regulations, prior to Final Approval where applicable.</p> <p>h) To obtain a Ministry of Environment, Conservation and Parks (MECP) Permit for the stormwater management facilities.</p> <p>Further, the Owner shall agree in the Site Plan Agreement to construct, maintain, and monitor the stormwater management facilities as required in the MECP Permit, and provide the Township of King written records of:</p> <ul style="list-style-type: none"> i. the Permit ii. the constructed stormwater management facilities iii. the maintenance and monitoring activities. <p>i) Prior to final approval, the Owner shall pay for the urbanization improvements, and restoration to King Boulevard, including but not limited to road and intersection improvements, sanitary and water supply systems, to accommodate the subject plan.</p> <p>Further, the Owner shall agree to submit an Application for a Roadway Occupancy Permit detailing the work on King Boulevard. The Owner shall agree to pay all the applicable fees in accordance with Township By-law(s) and any other appropriate regulations, prior to Final Approval where applicable.</p> <p>j) The Owner shall construct a 1.5m high fence along the northern limit of the site and within the site adjacent to the school property, per Township standards.</p>	

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	<p>The Owner agrees to maintain the fence.</p> <p>k) That if any grading, drainage, servicing or other works are required on external lands, the Owner shall submit to the Director of Public Works, together with the first submission of engineering drawings, written permission and other related information/agreement/easement (as required), from the Owner of the external lands which shall allow the Owner to enter the external lands and complete the external works, as required by and to the satisfaction of the Director of Public Works.</p> <p>l) The Owner shall agree to carry out, or cause to carry out, a supervised cleanup of the localized petroleum-hydrocarbon impacted soils as recommended in the Phase 2 ESA, including excavation and off-site disposal of the impacted soils at a registered landfill or equivalent soil receiving facility.</p> <p>The Owner agrees to provide written documentation prepared by the qualified person to the Director of Public Works of the cleanup activities.</p> <p>The Owner agrees the cleanup, monitoring and disposal of the impacted soils, and written documentation are at the Owner's sole cost.</p> <p>m) To provide engineering designs for and to install provisions for broadband communications via fibre optic cable, as required by resolution of Council and as outlined in the current Design Criteria Manual. Said works shall be as determined by the Director of Public Works and said works shall be secured as part of the Subdivision Agreement.</p> <p>n) The Owner shall agree to supply, install, own, and maintain all acoustic barriers within the Site, as may be recommended in the noise study as approved by the Director of Public Works, prior to occupancy of affected dwellings in those locations as indicated on the approved construction drawings to the satisfaction of the Director of Public Works.</p>	

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		<p>o) The Owner shall satisfy all technical, financial, and other requirements of Hydro One Networks Inc., or its successors, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Hydro One Networks Inc. which addresses the foregoing requirements.</p> <p>p) Prior to registration, arrangements shall be made to the satisfaction of the Director of Public Works for the relocation of any utilities required by the development of this site plan. Further, such relocations are to be undertaken at the sole expense of the Owner.</p> <p>q) The Owner shall agree, as part of the waste diversion program that waste collection shall be privately arranged and agrees to:</p> <ul style="list-style-type: none"> i. pay to the Township the costs for the waste/recycling containers and to provide said containers to the purchasers at the same cost as paid to the Township; ii. notify the Director of Public Works four weeks prior to unit occupancy to arrange an appointment to collect the waste/recycling containers by the Owner; iii. deliver the said containers and educational materials to each home on or before the closing date for the sale of the dwelling. <p>r) The Owner agrees to design, purchase materials, and install an LED street lighting system for the private roadway to the satisfaction of the Director of Public Works. The Owner further agrees as part of detail design, to confirm that street/boulevard lighting shall be shielded and directed downwards to minimize light pollution.</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT &	13.	The road allowances included within this plan shall be considered as private highways without monetary consideration and free from all encumbrances. The road widening, daylight (sight) triangle and 0.3 metre block included within this site plan shall be dedicated to the Region of York without monetary consideration and free of all encumbrances. The daylight triangle on Lot 1 at	PLANNING PUBLIC WORKS

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PUBLIC WORKS DEPARTMENT		<p>King Boulevard and King Road shall meet the York Region's daylighting standard.</p> <p>The Owner shall provide to the satisfaction of the Director of Public Works, Township of King written documentation that the Region of York received the road widening, daylight (sight) triangle and 0.3 metre block, including the registered R-Plan(s).</p>	
GROWTH MANAGEMENT SERVICES DEPARTMENT & PUBLIC WORKS DEPARTMENT	14.	<p>The Owner shall agree in the Subdivision Agreement to implement the recommendations of the studies, plans and reports referred to in the site plan conditions and/or other studies, plans, and reports provided during the review of the site plan and detailed design, as required by and to the satisfaction of the Director of Growth Management Services and the Director of Public Works.</p>	<p>PLANNING</p> <p>PUBLIC WORKS</p>
GROWTH MANAGEMENT SERVICES DEPARTMENT & PUBLIC WORKS DEPARTMENT	15.	<p>The Owner shall provide to the Township digital files (PDF, dxf, dwg or shp file format) of the registered plan of subdivision and any reference plans related to the applicable easements, right-of-way's, etc. all to the satisfaction of the Director of Public Works and the Director of Growth Management Services. The Owner shall agree in the Subdivision Agreement to provide a mylar, electronic PDF copies, and fifteen (15) paper copies of the Registered Plan to the Township Clerk.</p> <p>Prior to the registration of the plan the Owner's surveyor shall submit to the Director of Public Works horizontal co-ordinates of all boundary monuments for the approved plan of subdivision.</p>	<p>PLANNING</p> <p>PUBLIC WORKS</p>
GROWTH MANAGEMENT SERVICES DEPARTMENT	16.	<p>The Owner shall agree in the Subdivision Agreement to place a sign to be not less than 1.2 metres by 1.2 metres on all blocks (i.e., parkland, stormwater management facilities and institutional, as applicable) to advise of the future use of these blocks, and to maintain these signs in good condition until such time as the land is developed. This signage is to be erected to the satisfaction of the Director of Planning prior to the registration of the plan.</p>	<p>PLANNING</p>

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PUBLIC WORKS DEPARTMENT	17.	The Owner shall agree in the Subdivision Agreement to provide a payment to the Township for the future maintenance of all landscaping features on abutting public highway rights-of-way, including but not limited to fences, acoustic devices, retaining walls, etc. based on the policy at registration as approved by the Council of the Township, to the satisfaction of the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	18.	The Owner acknowledges that the final engineering design(s) may result in variations to the Site Plan (i.e., the configuration of road allowances, sidewalk alignment and geometry, etc.) which may be reflected in the final plan to the satisfaction of the Director of Growth Management Services and the Director of Public Works.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	19.	The Owner acknowledges and agrees that the need for improvements to the Township's water distribution system, if any, will be based on an updated calibrated model of the Township's Water Distribution System. Should the provided modelling indicate any need for improvements to the external system, the Owner shall contribute their share of the cost of any external upgrades to the existing water distribution system should a calibrated model indicate it is required to adequately service the water demands of the Site Plan.	PUBLIC WORKS
PUBLIC WORKS DEPARTMENT	20.	The Owner agrees that all lands being conveyed to the Region of York shall be graded for adequate drainage and seeded/sodded as required by and to the satisfaction of the Director of Public Works, all at the cost of the Owner.	PUBLIC WORKS
GROWTH MANAGEMENT SERVICES DEPARTMENT & PUBLIC WORKS DEPARTMENT	21.	The Owner shall agree to include any applicable warning clauses for purchasers of residential units, including a statement on all offers of purchase and sale advising the purchaser of same, as determined to be necessary by and to the satisfaction of the Director of Public Works and the Director of Growth Management Services. The warning clauses shall include but are not limited to the following which will be identified more specifically in the Subdivision Agreement and any subsequent Site Plan Agreement.	PLANNING PUBLIC WORKS

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	<p>a) Within the Entire Site Plan:</p> <ul style="list-style-type: none"> • Purchasers and/or tenants are advised that water servicing, sanitary servicing, roadway, sidewalk maintenance, street lighting, storm water and storm sewer maintenance, snow clearing and removal, perimeter fencing, garbage removal, landscaping maintenance are maintained by the Owner and maintenance is the responsibility of the Owner. • "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including but not limited to, from construction activities and arterial roads, may be of concern and occasionally interfere with some activities of the dwelling occupants." • "Purchasers and/or tenants are advised that the Township has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any such fee paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling." • "Purchasers and/or tenants are advised that mail delivery will be provided from a community mailbox as designated by Canada Post, the location of which will be identified by the Owner prior to any home closings." • "Purchasers and/or tenants are advised that the private road ending in a dead end or cul-de-sac on this Site may be extended in the future to facilitate development of the adjacent lands west of this Site, without further notice." • "Purchasers and/or tenants are advised that maintenance is the responsibility of the Owner and the use of the common driveway is at the user's own risk." 	

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	<ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by the Design Criteria Manual, and the Zoning By-law, as amended, and shall conform to such.” • “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and internet service may be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.” • “Purchasers and/or tenants are advised that prior to the issuance of any building permits, the building is subject to an architectural control program which will direct the exterior style and design of the building and its siting, and also including accessory elements such as fences, porches, and other similar features”. • “Purchasers and/or tenants are advised that the right of the Owner or the Township to enter on to any lot or block pursuant to the Site Plan Agreement must be maintained until final assumption and release of the agreement. <p>b) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for lots and blocks abutting and/or in proximity to stormwater management facilities:</p> <ul style="list-style-type: none"> • “Purchasers and/or tenants are advised that the adjacent stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance.” <p>c) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all lots/blocks with noise issues:</p>	

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		<ul style="list-style-type: none"> “Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks and in compliance with the Township’s criteria.” 	
PUBLIC WORKS DEPARTMENT	22.	The Owner shall agree in the Subdivision Agreement to acknowledge the approval of the 2020 Active Transportation Strategy Study and agrees to implement at their own cost those recommendations related to the subject property. The Owner also agrees to implement the active transportation network recommendations stipulated in the King Township 2020 Transportation Master Plan in conjunction. The Owner agrees to provide the required infrastructure within the subject property at the Owner’s expense to the Township’s satisfaction. The Owner also agrees to maintain the active transportation measures at their cost.	PUBLIC WORKS
CORPORATE SERVICES DEPARTMENT	23.	That the Subdivision Agreement shall include that prior to final approval and registration of the Plan, all road allowances shall be named to the satisfaction of the Township and the Region of York. In this regard, the Owner shall contact the Clerks Division to initiate the street naming process in accordance with the Township’s street naming policy. The Clerk will present a Staff Report for Council approval of street name assignment for the development.	CLERK
CORPORATE SERVICES DEPARTMENT	24.	The Owner shall agree in the Subdivision Agreement to obtain the municipal address from the Clerk for each lot and that street address numbers shall be permanently embedded in or attached to the exterior of each dwelling, to the satisfaction of the Township.	CLERK

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GROWTH MANAGEMENT SERVICES DEPARTMENT	25.	Where the Owner proposes to proceed with the construction of a model home(s), the Owner shall enter into an agreement with the Township setting out conditions in accordance with the Township's policy and shall fulfill relevant conditions of the said model home agreement prior to the issuance of any building permit.	PLANNING
GROWTH MANAGEMENT SERVICES DEPARTMENT, COMMUNITY SERVICES DEPARTMENT, FINANCE DEPARTMENT	26.	<p>The Owner shall dedicate to the Township without monetary consideration and free of all charges and encumbrances, the parkland dedication and/or cash-in-lieu of parkland at the discretion of the Township, as required under the Planning Act, Parkland By-law 2011-120, as amended, and the King City Community Plan. Lands used for trail purposes (unless they are located in a park block), and environmental lands shall not be included as part of the parkland dedication requirement.</p> <p>The Owner shall agree in the subdivision agreement that, at the Township's sole discretion, cash-in-lieu of parkland in accordance with the Planning Act, Parkland By-law 2011-120, as amended, and the King City Community Plan, shall be paid to the Township by the Owner prior to final approval. Prior to the execution of the subdivision agreement, the required payment to the Township shall be calculated in accordance with the Township's Parkland By-law 2011-120, as amended, to the satisfaction of the Township's Director of Finance and Treasurer, including an appraisal report and/or other information required by the Director of Finance and Treasurer, or other arrangements to the satisfaction of the Township of King and in accordance with the conditions and requirements of the Subdivision Agreement. The appraisal report and/or other information required by the Director of Finance shall be at the Owner's cost.</p> <p>If determined necessary by the Director of Growth Management Services and/or Director of Community Services prior to final approval and registration of the plan, the Owner shall enter into a parkland dedication agreement with the Township reconciling parkland dedication and cash in lieu of parkland requirements, if any, for the lands.</p>	PLANNING PARKS FINANCE

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GROWTH MANAGEMENT SERVICES DEPARTMENT	27.	<p>The Owner shall cause the following information to be displayed on the interior wall of the sales office, information approved by the Director of Growth Management Services, prior to offering any units for sale, to be monitored periodically by the Township. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the Director of Growth Management Services.</p> <ul style="list-style-type: none"> a) the Plan for the broader area, showing surrounding land uses, arterials/highways, railways, and hydro lines etc. b) the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval. c) the location of parks, open space, stormwater management facilities and trails. d) the location of institutional uses, including schools, places of worship, community facilities. e) the location and type of commercial sites. f) colour-coded residential for singles, semis, multiples, and apartment units. g) The following statement on the plan/map: "This map is based on information available as of (date of map) and may be revised or updated without notification to purchasers." [In such circumstances, the Owner is responsible for updating the map and forwarding it to the Township for verification. h) Until the plan is registered the following information must also be shown in BOLD CAPITAL TYPE: "THE PLAN OF SUBDIVISION IS NOT YET REGISTERED; 	PLANNING

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>THE CONSTRUCTION OF THE HOMES CANNOT COMMENCE UNTIL AFTER REGISTRATION AND THE ISSUING OF BUILDING PERMITS (EXCLUDING MODEL HOMES);</p> <p>THAT NOTWITHSTANDING THE EXPECTATIONS OF THE VENDORS AND PURCHASE OF HOUSES, IT IS POSSIBLE THAT DELAYS COULD OCCUR WITH RESPECT TO THE REGISTRATION OF THE PLAN OF SUBDIVISION AND THE ISSUING OF BUILDING PERMITS, WHICH MAY AFFECT THE ABILITY OF THE VENDORS TO PERFORM THEIR OBLIGATIONS WITHIN THE TIME PRESCRIBED IN ANY AGREEMENTS OF PURCHASE AND SALE.”</p> <p>The plan required by this condition shall be approved by the Director of Growth Management Services prior to the Owner offering dwelling units for sale and/or registration of the plan, whichever occurs first.</p>	
FIRE & EMERGENCY SERVICES DEPARTMENT	28.	<p>The Owner shall satisfy the Fire Chief with respect to building construction, including firebreaks, access during construction, house numbering and on-site water, and related provisions in the Subdivision Agreement.</p> <p>The Owner shall agree to clearly identify all fire break lots with a marking system approved by the Fire Chief, so as to be visible from the street.</p>	FIRE DEPT.
FIRE & EMERGENCY SERVICES DEPARTMENT	29.	<p>The Owner covenants and agrees that open air burning shall not be permitted on site at any time. Failure to comply with this provision, will result in a fee being applied based on the Open-Air Burning By-law 2015-109 and may result in a charge being laid, as set out in the Fire Protection and Prevention Act, 1997 as amended.</p>	FIRE DEPT.
FIRE & EMERGENCY SERVICES DEPARTMENT	30.	<p>The Owner covenants and agrees to maintain Fire Protection and Access ensuring that construction material and equipment not be stored on the streets.</p>	FIRE DEPT.
FIRE & EMERGENCY	31.	<p>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”,</p>	FIRE DEPT.

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
SERVICES DEPARTMENT		and based on those findings shall colour code the hydrants in conformance with NFPA 291 so as to provide identification by responding fire crews as to the capabilities of the fire hydrants.	
TORONTO AND REGION CONSERVATION AUTHORITY	32.	The Toronto and Region Conservation Authority shall conduct a review of all subsequent applications, including any future Site Plan applications.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY	33.	The infiltration target is accepted. In designing LID measures aimed at addressing the infiltration deficit at the Site Plan application stage, the Owner shall refer to the TRCA's Stormwater Management Criteria Guideline and CTC's Guidance: Water Balance Assessments. Surface water control should also be considered.	TRCA
TORONTO AND REGION CONSERVATION AUTHORITY	34.	The Site Plan application shall reflect that the TRCA supports the recommendation made in the Hydrogeological Assessment that the maximum finished basement floor depth of 1.5 metres below grade be used in order to minimize long-term groundwater control.	TRCA
YORK REGION	35.	The Owner shall save harmless the Township of King and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.	YORK REGION
YORK REGION	36.	The Owner shall agree to construct the new sanitary sewer systems for the subject property in accordance with the enhanced requirements set out by York Region to achieve 0.107 L/s/ha or less of inflow and infiltration, under a 25-year storm to the satisfaction of the Region and the Township.	YORK REGION
YORK REGION	37.	The Owner shall agree to implement all recommendations, including TDM measures as recommended in the revised Transportation Study, to the satisfaction of the Region.	YORK REGION

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
YORK REGION	38.	The Owner shall agree to implement all recommendations, including TDM measures as recommended in the revised Transportation Study, to the satisfaction of the Region.	YORK REGION
YORK REGION	39.	<p>The Owner shall agree to include the following clause in the Subdivision Agreement and Purchase and Sale Agreement:</p> <p>“The Owner covenants and agrees to advise all potential purchasers, in all agreements of purchase and sale, that interconnection/access will be provided to the lands east of the subject site to permit the access to King Boulevard to be shared as such traffic volumes are expected to increase at the time these lands are developed”.</p>	YORK REGION
YORK REGION	40.	<p>Owner shall agree in the Subdivision Agreement to provide the following prior to the approval of the Site Plan Development Application:</p> <ul style="list-style-type: none"> a) The Owner shall provide the following documentation to confirm that water and wastewater services are available to the development and have been allocated by the Township of King: <ul style="list-style-type: none"> a. A copy of the Council resolution confirming that the Township of King has allocated servicing capacity, specifying the specific source of the capacity to the development proposed within this draft plan, or any phase thereof. b. A copy of an email confirmation by Township of King staff stating that the allocation to the development remains valid at the time of the request for regional clearance of this condition. b) The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services branch and the Infrastructure Asset Management branch for record. c) The Owner shall provide a revised Transportation Study to fully address all of the comments provided on the supporting Transportation Study 	YORK REGION

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>dated January 2019 prepared by Trans-Plan Transportation Inc. to the satisfaction of the Region.</p> <p>d) The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to Regional roads to support active transportation and public transit, where appropriate. A drawing shall be provided to show the layout of active transportation facilities within the proposed development and connections to Regional roads, to the satisfaction of the Region.</p> <p>e) The Region requires the Owner submit a Phase One Environmental Site Assessment (“ESA”) in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation, and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region.</p>	

AGENCY/ DEPARTMENT	CONDITION	CLEARANCE AGENCY
	<p>The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.</p> <p>The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner's certified written statement.</p> <p>f) The Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.</p> <ol style="list-style-type: none"> a. A widening across the full frontage of the site where it abuts King Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of King Road; b. A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above-noted widening, where it abuts King Road and adjacent to the above-noted widening(s); c. A 10 metre by 10 metre daylight triangle at the northeast corner of King Boulevard and King Road. 	

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>g) The Owner shall provide a solicitor's certificate in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above-noted lands to York Region.</p> <p>h) The Owner shall provide a copy of the executed Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.</p> <p>i) The Owner shall enter into an agreement with York Region agreeing to satisfy all conditions, financial or otherwise, of Regional Corporation; Regional Development Charges are payable in accordance with the Regional Development Charges By-law in effect at the time that Regional Development charges, or any thereof, are payable.</p>	
BELL CANADA OR OTHER TELECOM PROVIDOER	41.	The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.	BELL/TELECOM PROVIDER
ENBRIDGE GAS	42.	<p>The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.</p> <p>If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.</p> <p>In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.</p>	ENBRIDGE

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		<p>The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.</p> <p>The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.</p>	
CANADA POST	43.	That it will be included in the Subdivision Agreement that the Site Plan Agreement shall include that the Owner shall covenant and agree to provide the Township of King with evidence that satisfactory arrangements, financial or otherwise, have been made with Canada Post Corporation for the installation of concrete pads as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. The Owner further covenants and agrees to provide notice to prospective purchasers of the locations of Community Mail Boxes and that home/business mail delivery will be provided via Community Mail Boxes.	CANADA POST
CANADA POST	44.	The Developer/Owner shall consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes or Lock Box Assemblies (Mail Room). The Developer/Owner will then indicate these locations on the appropriate servicing plans.	CANADA POST
CANADA POST	45.	The Developer/Owner agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes or Lock Box Assemblies (Mail Roo), within the development, as approved by Canada Post.	CANADA POST

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
CANADA POST	46.	The Developer/Owner will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.	CANADA POST
CANADA POST	47.	The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CANADA POST
CANADA POST	48.	The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Boxes or Lock Box Assemblies (Mail Room). The developer also agrees to note the locations of all Community Mail Boxes or Lock Box Assemblies (Mail Room), within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Boxes or Lock Box Assemblies (Mail Room).	CANADA POST
CANADA POST	49.	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	50.	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

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
CANADA POST	51.	The developer agrees to provide the following for each Community Mail Boxes or Lock Box Assemblies, and to include these requirements on the appropriate servicing plans: (if applicable): - Any required walkway across the boulevard, per municipal standards - If applicable, any required curb depression for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)	CANADA POST
YORK REGION DISTRICT SCHOOL BOARD	52.	That prior to final approval, the Owner shall have made an agreement satisfactory to the York Region District School Board in respect to the construction of any stormwater management infrastructure to be placed on Board lands and in respect to the maintenance and renewal of such infrastructure.	YRDSB
YORK REGION DISTRICT SCHOOL BOARD	53.	To provide a letter of credit in an amount and on terms satisfactory to the Board pertaining to the construction and certification that the stormwater management infrastructure has been constructed as per the engineering plans and specifications prepared by Condeland Consulting, as approved by Board's Plant Department.	YRDSB
YORK REGION DISTRICT SCHOOL BOARD	54.	That an easement from the Board in favour of the landowner (or future condominium corporation that may be set-up to represent the subject development) to accept post-development stormwater drainage will be required and that the Board shall receive compensation for the easement in accordance with Reg 444/98 and be approved by the Board of Trustees.	YRDSB
METROLINX	55.	The Owner shall agree to include the following warning clause in all development agreements, offers to purchase and agreements of Purchase and Sale or Lease of any residential dwelling unit within 300 metres of the railway right-of-way: "Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest has or have a right-of-way within 300 metres from the land of the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that GO	METROLINX

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
		Transit or any railway entering into an agreement with GO Transit to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansions may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.	
METROLINX	56.	The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.	METROLINX
SUMMARY/ CLEARANCE OF CONDITIONS	1.	Prior to signing the final plan, the Township Director of Growth Management Services shall be advised that all Conditions have been carried out to the satisfaction of the relevant agencies, as noted below, and that a brief but complete statement detailing how each Condition has been satisfied has been provided.	TOWNSHIP
TOWNSHIP	2.	<ol style="list-style-type: none"> 1. Director of Growth Management Services shall advise that Conditions....., inclusive, have been satisfied. 2. Director of Public Works shall advise that Conditions, inclusive, have been satisfied. 3. Director of Finance shall advise that Conditions....., inclusive, have been satisfied. 4. Director of Community Services shall advise that Conditions....., inclusive, have been satisfied. 5. Director of Corporate Services shall advise that Conditions....., inclusive, have been satisfied. 6. Fire Chief shall advise that Conditions....., inclusive, have been satisfied. 	TOWNSHIP
TORONTO AND REGION CONSERVATION AUTHORITY	3.	Toronto and Region Conservation Authority shall advise that Conditions....., inclusive, have been satisfied.	TRCA
YORK REGION	4.	York Region shall advise that Conditions....., inclusive, have been satisfied.	YORK REGION

AGENCY/ DEPARTMENT		CONDITION	CLEARANCE AGENCY
BELL CANADA OR TELECOM SERVICE PROVIDER	5.	Telecommunication Service Provider shall advise that Condition....., has been satisfied.	TELECOM PROVIDER
ENBRIDGE GAS	6.	Enbridge Gas shall advise that Condition....., has been satisfied.	ENBRIDGE
CANADA POST	7.	Canada Post shall advise that Conditions....., inclusive, have been satisfied.	CANADA POST
YORK REGION DISTRICT SCHOOL BOARD	8.	York Region District School Board shall advise that Conditions....., inclusive, have been satisfied.	YRDSB
METROLINX	9.	Metrolinx shall advise that Conditions....., inclusive, have been satisfied.	METROLINX

Notes:

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

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