CLEARVIEW TOWNSHIP

Conditions of Draft Plan Approval

File No.:	SD-2004-011
Owner:	The Estates of Clearview Inc.
Original Approval Date:	OMB Order Dated August 16, 2010 (OMB File No. PL090383)
Final Approval Date (Phase 1):	September 23, 2019 (51M-1173)
Final Approval Date (Phase 2):	February 27, 2023 (51M-1250)
Redline Revision Approval Date:	November 9, 2026
Lapsing Date:	November 9, 2031
Draft Plan Details:	Draft Plan of Subdivision prepared by C.F. Croziers Associates, dated October 30, 2026.

Basis of Approval

Plan Number & Purpose of Lots/Blocks

Land Use	Lots/Blocks	Area (ha)	Units
Single-Detached Dwellings	Lots 189-543	16.80	355
Semi-Detached Dwellings	Blocks 1-10 & 12-31	1.79	60
Street Townhomes	Blocks 32-35, 77-82, 84 & 85	1.49	66
Medium Density (Residential)	Block 36-38	6.80	308
Institutional (School)	Block 87	1.84	n/a
Lands to be Retained by Owner	Block 40 (6 Semi-detached Dwellings & 3 Townhomes) & Block 41 (2 Single-detached Dwellings)	0.31 & 0.08	11
Parkland	Block 53	2.59	n/a
Pedestrian Path	Blocks 43-44 & 47-49	0.69	n/a
Sewage Pump Station (SPS)	Block 11	0.08	n/a
Common Parking Area	Block 86	0.14	n/a
Stormwater Management	Blocks 70 & 71	2.25	n/a
Roads	Prescott Drive, McKenzie Drive, Breton Street, Junction Road, Grand Trunk Road, Springfield Crescent, Cubitt Street, Clipper Drive, Keewatin Crescent, Algoma Crescent, Laurentian Avenue,	11.23	n/a

Land Use	Lots/Blocks	Area (ha)	Units
	Mountaineer Road and Cumberland Crescent		
County Road 7 Widening	Block 58	0.43	n/a
0.3 m Reserves	Blocks 59-62, 67 & 125	0.02	n/a
Future Road Dedications	Blocks 68-69	0.15	n/a
		46.70	800

Approval Granted

The undersigned hereby attests that draft plan of subdivision approval for the development described herein has been approved subject to conditions as outlined below.

Dated: November 9, 2026

Douglas Measures, Mayor

Sasha Helmkay-Playter, Clerk

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Conditions of Approval

The following conditions of approval have been imposed on the approval of this plan of subdivision as Township Council is of the opinion that they are reasonable, having regard to the nature of the development proposed for the subdivision pursuant to s. 51(25) of the Planning Act.

General Conditions

1. That this draft approval shall lapse if Final Approval is not given to this Plan within five (5) years of the draft approval date, and no extensions have been granted.
2. That the owner shall enter into a consolidated subdivision agreement with, and to the satisfaction of, the municipality to give effect to all relevant conditions of approval and any other matters regarding the proper development of the subdivision as specified by the municipality in such agreement. Accordingly, the conditions set out herein, shall be incorporated into the subdivision agreement, as applicable, to the satisfaction of the municipality in its sole and unfettered discretion, and shall be obligations of, and at the cost of, the owner.
3. The subdivision agreement shall deal with such matters as, but not limited to, the following: construction of works; ownership of works; registration of the plan and agreement; use of inhibiting orders; servicing allocations; conditions for release of building permits; timing of works; works to be constructed and maintained; fees, deposits and payments to be made; securities and their administration; indemnities and insurance; the owners obligations; conditions for occupancy; general conditions of approval; special conditions of approval; the acceptance and assumption of works; conveyances, restrictive covenants and notices to title; and, all relevant administrative clauses.
4. The Owner shall enter into a front-ending, pre-servicing, site preparation, development and/or other necessary agreements, satisfactory to the municipality or any other appropriate authority before any development site alteration within the Plan. These agreements may deal with matters including, but not limited to, the following:
    a. Engineering and conservation works which include municipal services;
    b. Professional services including preparation of reports, plans, inspections, certifications and approvals;
    c. Hydro and other utilities;
    d. Stormwater management, sediment and erosion control;
    e. Storm and sanitary sewers and watermain construction;
    f. Access locations, road widening and reconstruction;
    g. Monitoring wells;
    h. Securities, letters of credit, bonds, cash contributions and Development Charges;
    i. Land dedications, easements and reserves;
    j. Fencing, berming, buffer blocks, noise abatement and plantings;
    k. Grading and sodding, signed entry features;
    l. Warning clauses;
    m. Parkland including playground infrastructure and related amenities, tree preservation and hoarding; and
    n. Construction access.

The details of which are indicated in correspondence from appropriate commenting agencies and departments.

5. Prior to final approval, the Owner shall submit the following to the satisfaction of the Municipality and/or any other applicable Agencies:

    a. An Archaeological Assessment Report;
    b. A Traffic Impact Study;
    c. A Geotechnical Report;
    d. A Hydrogeological Report;
    e. A Site Grading and Drainage Plan;
    f. A Tree Inventory & Preservation Plan;
    g. A Functional Servicing Report;
    h. A Removals Plan;
    i. A Site Phasing Plan;
    j. A Site Servicing Plan;
    k. A Composite Utility Plan;
    l. Architectural Design Guidelines;
    m. An Environmental Impact Study;
    n. A Natural Hazard Land Study;
    o. An Environmental Site Assessment;
    p. A Well Interference Study;
    q. An Erosion and Sedimentation Control Plan;
    r. A Stormwater Management Report including SWM pond layout plan to confirm sufficient area of dedication; and
    s. Plan of Easements.

6. The Owner shall agree in the subdivision agreement, in wording acceptable to the Township and any applicable authority to carry out or cause to be carried out the recommendations and measures contained within the accepted plans and reports set out above.

7. Prior to any site alteration, the following shall be prepared to the satisfaction of the Municipality, Nottawasaga Valley Conservation Authority, County of Simcoe, and the Ministry of Transportation:

    a. An Archaeological Assessment Report and appropriate archaeological resource conservation requirements.
    b. An Environmental Impact Study.
    c. An Environmental Site Audit.
    d. A Geotechnical Report.
    e. A Hydrogeological Report.
    f. A detailed Storm Water Management Report.
    g. A detailed Erosion Control Plan.
    h. A detailed Grading Plan.

8. The Owner acknowledges that final engineering design may result in minor variations to the Plan (e.g. In the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the Municipality.

9. Prior to any site alteration, the Owner shall agree in the site preparation, pre-servicing and/or subdivision agreement to retain a Hydrogeologist to monitor the private wells and groundwater conditions, including vulnerabilities related to the aquifers, to assess any impact on the existing wells and/or aquifers in the area surrounding the draft plan, where groundwater conditions may be impacted by the development of the subdivision. The Owner shall submit reports prepared by such Hydrogeologists, to the satisfaction of the Municipality, documenting the results of the monitoring program.

    The Owner shall provide potable water to any landowner whose private well or water system is adversely impacted and to permanently rectify the problem, to the satisfaction of the landowner and the Municipality. The potable water to be provided and any works

to rectify the problem with the private well or water system shall be at the sole cost of the Owner.

The Owner shall agree to have a baseline of area wells established prior to the commencement of any works on the Plan lands.

10. The Owner shall agree in the Subdivision Agreement:
    a. That prior to final approval, the Owner shall retain a Professional Engineer (typically geotechnical consultant) to review the proposed works and existing soil conditions and define a Zone of Influence of vibrations as well as submit a proposed Vibration Monitoring Program. The Zone of Influence shall include the area of land (and buildings that potentially may be impacted by vibrations emanating from a construction activity as defined by the Professional Engineer referred to above in the vibration monitoring program, to the satisfaction of the Township.
    b. The Owner shall agree in the Development Agreement that prior to commencement of construction, the Owner shall retain a qualified consultant to complete a pre-condition survey of all existing dwellings/ structures within the Zone of Influence as described above. The survey shall include photographic inventory of existing conditions of the interior and exterior of all buildings. In the event that a property owner will not permit access to the interior of the dwelling, the consultant shall provide written documentation to the Owner and the Township. The Owner shall provide a copy of the full pre-condition survey to the Township Engineer.
    c. The Owner shall agree as part of the Development Agreement that vibration levels shall be measured by the Owner's Engineering during construction on/ at all existing buildings and structures within the defined Zone of Influence during construction in accordance with the monitoring program submitted with the Development Agreement approval. A minimum of 1 vibration monitoring gauge is to be installed prior to earthworks construction at or near the existing structure that is closest to the work zone, regardless of the defined Zone of Influence.
11. This approval is conditional upon OPA No. 8, adopted by Council of the Corporation of the Township of Clearview, receiving approval from the County of Simcoe. Should OPA No. 8 not be approved, this approval shall lapse on the date of notice of refusal to approve OPA No. 8.
12. A qualified professional is to be retained to prepare and submit all drawings and reports required for final approval and construction of the Plan; to inspect construction as necessary to ensure proper installation and compliance with municipal and other relevant authority standards; and, to certify in writing that the required works were constructed in accordance with the plans, reports and specifications, as approved by the municipality and all other relevant authorities.
13. Approval of the Draft Plan is contingent upon the owner satisfying all conditions of approval, such conditions being inter-related and inter-dependent and upon which the municipality has relied to significant extent in making its decision of approval. Therefore, in the event of any request (including appeal) for alteration to a single condition, the municipality reserves the right to alter or add to these conditions or withdraw its approval.
14. Development of the Plan may occur in phases subject to the approval of the municipality of a comprehensive phasing plan. Phasing may be accomplished either by full registration and phasing clauses in the subdivision agreement or by partial registration. Phasing under full registration shall incorporate the use of inhibiting orders and other measures to ensure the proper and orderly development of the subdivision. Phasing by partial registration shall be undertaken on the basis that the draft plan approval and conditions

shall continue to apply to remaining phases. Accordingly, the lapse date and ability to alter conditions would be applicable to remaining phases.

15. Phasing will require the preparation and submission for approval of the municipality of a phasing plan which shall form part of the subdivision agreement. This phasing plan must outline any necessary temporary works which may be required, including, but not limited to, utilities and municipal services, turning circles or alternative road endings, signage, fencing and landscaping. The phasing plan shall also provide for any additional temporary easements or conveyances necessitated to provide temporary works or services. The phasing plan shall also identify any lots which may be temporarily constrained from development as a result of the phasing and any temporary works required. Servicing shall only be allocated to phases which are being registered and developed and for which securities are provided.

Financial & Administrative

16. All municipal and agency taxes, utilities and charges outstanding against the lands are to be paid prior to the registration of any plan of subdivision.
17. All drainage charges (Drainage Act) and local improvement charges, municipal service fees and special service fees (Municipal Act) are to be commuted and/or paid, as applicable, prior to registration of any plan of subdivision.
18. Applicable Final Approval fees and administrative charges, including deposits, are to be paid when making first submission for Final Approval of the Draft Plan.
19. All financial requirements of the Municipality with respect to the approval and development of the subdivision are to be completed/submitted to the satisfaction of the Municipality in its sole and unfettered discretion.
20. All processing and administrative fees, including securities and deposits, shall be paid in accordance with the municipal policies, administrative practices and by-laws in effect at the time of signing of the agreement, or applicability, or as otherwise stipulated in the agreement.
21. All applicable Development Charges are to be paid in accordance with the Municipal Development Charges By-law, County Development Charges By-law, and Education Development Charges By-law.
22. All development approval fees of the Nottawasaga Valley Conservation Authority are to be paid as required in accordance with the Nottawasaga Valley Conservation Authority's fees policy, under the powers of the Conservation Authorities Act.

Conveyance & Transfers

23. The road allowances shown on the Draft Plan as Prescott Drive, McKenzie Drive, Breton Street, Junction Road, Grand Trunk Road, Springfield Crescent, Cubitt Street, Clipper Drive, Keewatin Crescent, Algoma Crescent, Laurentian Avenue, Mountaineer Road and Cumberland Crescent shall be conveyed to the municipality, at the Owner's expense, free and clear of encumbrances.
24. Such easements or blocks as may be required for utility, stormwater management, sewage pumping stations, stormwater drainage, parkland, and other construction purposes shall be conveyed to the municipality, and to other appropriate agencies or authorities, to their satisfaction, at no cost and free and clear of all encumbrances. This shall include all conveyances described herein and any additional conveyances which may be identified as a result of further plans and studies or necessitated to facilitate development of the lands.

25. Any dead ends and open sides of road allowance created by this Draft Plan shall be terminated in 0.3 metre reserves to be conveyed to and held, in trust, by the municipality.
26. Blocks 70 to 71 shall be conveyed to the municipality for stormwater management and drainage purposes, without monetary consideration, free and clear of all encumbrances. These Blocks shall also contain a continuous pedestrian path in a location and in accordance with Township Engineering Standards in effect at the time of detailed design, and to the satisfaction of the Municipality.
27. Blocks 68 and 69 shall be conveyed to the municipality for future road purposes, without monetary consideration and free and clear of all encumbrances.
28. Block 58 shall be conveyed to the County of Simcoe for road widening purposes, free and clear of all encumbrances. Blocks 59 and 61 shall be conveyed to the County of Simcoe as reserves, free and clear of all encumbrances.
29. Block 125 and shall be conveyed to the Province of Ontario (MTO) as reserves, free and clear of all encumbrances.
30. Blocks 60, 62, and 67 shall be conveyed to the municipality as reserves, without monetary consideration, and free and clear of all encumbrances.
31. Where deemed necessary by the Municipality, the Plan to be registered shall show a 0.3 metre reserve along the exterior side yard lot lines of corner lots and corner blocks, and rear lot lines, which reserves shall be conveyed to the Township, without monetary consideration and free of all encumbrances.
32. The Plan to be registered shall show daylight triangles on each corner lot in accordance with the Township's Engineering Standards in effect at the time of detailed design, or as determined by the Township, which are to be conveyed to the Township without monetary consideration and free of all encumbrances.

Further Approvals

33. The lands shall be appropriately zoned for the proposed residential, commercial, and institutional development, stormwater management and drainage areas, and parkland.
34. The regulatory floodplain and the stormwater management areas have been restrictively zoned so as to not permit development other than for flood and erosion control works, or conservation or recreational uses. A copy of the adopted zoning by-law is to be provided to the Nottawasaga Valley Conservation Authority.
35. The Owner shall agree in the Subdivision Agreement in wording satisfactory to the Township, that the Townhouse Blocks 77-82, 84 & 85 and the common/shared parking block (Block 86) shall be subject to a Plan of Condominium that addresses matters including, but not limited to, ownership, private maintenance, lighting, snow removal, and landscaping of the common/shared parking block to the satisfaction of the municipality.

Required Municipal Services

36. Sanitary sewer and water supply allocations shall not be committed for this development until Final Approval of the Plan of Subdivision by the municipality and registration of the subdivision agreement, and when the municipality confirms that such allocations are available for such purposes. As indicated in Condition No. 15, servicing may be allocated to approved phases of development upon registration and provision of securities for the phase to which services are allocated.
37. Prior to final approval, an overall Servicing Plan shall be prepared and submit for approval of the municipality by the Owner.

38. All internal and external services required for the development of this Plan shall be required to be designed by a qualified professional to the Municipality's satisfaction and shall be constructed/installed at the Owner's expense.
39. Prior to final approval and Plan registration, all streets shall be named to the satisfaction of the Municipality and shall be included on the final detailed design drawings.
40. Prior to final approval, a municipal numbering system shall be assigned to the satisfaction of the Municipality with regards to 911 emergency servicing. The Owner shall agree in the Subdivision Agreement to display the lot/block number and corresponding assigned municipal address in a prominent location on each lot/block.
41. The road allowances within the Plan shall be designed in accordance with the Township's Engineering Standards for road, intersection, and temporary turning circles design. The pattern of streets and the layout of the lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments, to the satisfaction of the Municipality.
42. Sidewalks, and trails shall be designed and constructed in accordance with the Municipality's Engineering Standards in effect at the time of detail design. Sidewalks shall be located as per the Township's Engineering Standard road cross-sections in effect at the time of detailed design.
43. Upgrades to existing municipal services required for the development of this plan shall be required to be designed by a qualified professional to the Municipality's satisfaction and constructed/installed at the Owner's expense.
44. Black vinyl chain link fencing shall be installed along the lot lines of any lot or block where they abut parks, open space, environmentally protected areas, natural wooded areas, stormwater management facilities, and any other lands/blocks owned by the Municipality, and any other areas as required by the Municipality, at the sole cost of the Owner.
45. Tight board privacy fencing shall be installed where residential lands abut commercial lands, existing residential properties, walkways, and/or any other areas as required by the Municipality, at the sole cost of the Owner.
46. The development of Block 38 shall include a requirement to provide a public open space and entrance amenity to the satisfaction of the municipality in the south-west corner of Block 38.
47. The Owner shall submit to the municipality for review and approval, a final traffic impact study indicating the anticipated traffic volumes generated by the subdivision and their impact upon the proposed road network and proposed intersections with Mowat Street. The study shall identify any additional works that may be required to deal with traffic impacts, as a result of the development, and such requirements, as established to the satisfaction of the municipality, shall be incorporated in the works to be conducted at the Owner's expense. All road improvement requirements shall be incorporated into the subdivision agreement.

    At a minimum, the owner shall be required to upgrade Mowat Street to urban municipal standards from approximately 45 m north of the intersection of Mowat Street and Weir Street to the northern boundary of the Plan. The municipality may enter into a reasonable efforts arrangement to recover developer front ending costs where it is demonstrated to the municipality's satisfaction that there are other benefiting landowners and the municipality has a reasonable opportunity to recover such costs from those benefiting landowners.
48. The Owner shall agree to construct all roads to an urban standard, in keeping with the Township's Engineering Standards in effect at the time of detailed design.

49. The Owner shall agree in the subdivision agreement that every seventh (7th) lot shall be left unbuilt as a fire break in the development.

Utilities

50. The Owner shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all applicable utility authorities, including but not limited to gas, hydro, telecommunications and the Municipality. The plan shall include signoff of all applicable utility companies.
51. Prior to final approval, the Owner shall provide confirmation to the Municipality that satisfactory arrangements, financial or otherwise, have been made with the necessary utility companies for any facilities serving this draft plan of subdivision.
52. All costs associated with plant or infrastructure relocations caused directly or indirectly by this development shall be borne by the Developer.
53. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in the surrounding plans, all in accordance with the Township's Engineering Standards in effect at the time of detailed design. All lighting fixtures shall be dark-sky compliant.

Parkland

54. All public spaces to be dedicated to the municipality are to be developed and conveyed to the municipality, to municipal standards and free and clear of encumbrances.
55. Block 53 shall be improved to the standards and requirements established by the municipality and conveyed to the municipality for parkland and environmental purposes in order to satisfy parkland dedication requirements for all that portion of the lands save and except Blocks 36 to 38. The parkland dedication for these excepted blocks shall be calculated and provided at the time of their development in accordance with the standards and requirements in effect at that time.
56. Prior to final approval, the Owner shall submit a plan(s), prepared by a qualified landscape architect, of the park being dedicated or developed, showing the location, description and caliper of trees being proposed for planting, walkways/paths, which shall be fully accessible, fencing, playground equipment (quality and type), lighting, parking, etc., for review and acceptance by the Municipality.
57. Prior to final approval, Landscaping plans are to be prepared and submitted to the municipality for review and acceptance. This shall include landscaping design elements and a tree planting plan for roads/boulevards, trails, stormwater management areas, and any other public/open spaces within the Plan.
58. An overall trails plan is to be prepared by a qualified landscape architect and submitted to the municipality for review and acceptance. All trails are to be developed to municipal standards in effect at the time of detailed design and conveyed to the municipality free and clear of encumbrances.
59. The Owner shall agree in the subdivision agreement to provide hydro, water, sanitary and storm services to the inside edge of the park, through the park, or to a location within the park, to the satisfaction of the Municipality, at no cost to the Municipality.
60. The Owner shall agree in the Subdivision Agreement to provide adequate parking facilities to service the park, to the satisfaction of the Municipality, at the sole cost of the Owner.

61. The Owner shall agree in the subdivision agreement not to store topsoil, fill, or any building materials, etc. on the lands being dedicated for parkland which would prevent the early development and/or resident use of the dedicated parkland area.
62. The Owner shall agree in the subdivision agreement that all lands to be conveyed to the Municipality for park purposes are to be graded and provided with seeding and/or sodding as applicable for adequate drainage to the satisfaction of the Township's Public Works Department prior to the issuance of the first occupancy for the phase in which the park is located to the satisfaction of the Township.
63. The Owner shall agree in the subdivision agreement the process for which the park infrastructure will be constructed, whether in partnership with the Municipality or providing fine grading and surface treatment of the park for dedication.
64. Where the Owner and the Township determine that the Owner will develop the park block(s), the Owner shall agree that the design, securities and construction for the park(s) will be addressed through a park development agreement.

Environmental Protection & Sustainability

65. Prior to final approval and any site alteration, the Owner shall submit a tree assessment report, including an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation or remedial planting. The Owner shall agree to undertake the measures identified in the accepted report.
66. The Owner shall agree in the subdivision agreement to address dead, dying or hazardous trees within all open space, trail blocks, park blocks and general wooded areas until the assumption of those blocks by the Municipality.
67. An environmental site assessment is to be prepared and submitted to the municipality for review and acceptance.

    No development or site disturbance shall occur until the lands are properly rehabilitated to a level to safely allow and support the intended uses.
68. A construction waste and stockpile management plan are to be prepared and implemented through development of the Plan.
69. The Owner shall agree in the Subdivision Agreement to prepare and implement a construction management plan to the satisfaction of the Municipality prior to any site works or site alteration and shall provide updates for the entire construction process through to issuance of the completion certificate. This plan shall be the Owner's responsibility to implement at their sole cost and shall include at a minimum the following:
    a. Central coordinating contact and tracking for all community complaints and respective responses;
    b. Trades communication and enforcement plan;
    c. Project phasing, staging, periods of activity and operating hours including peak times and types of activity;
    d. Parking for trades and deliveries;
    e. Traffic protection plan for vehicular and pedestrian traffic in accordance with OTM Book 7;
    f. Material delivery loading areas, coordination and enforcement;
    g. Office space (construction trailer);
    h. Working hours;
    i. Debris (garbage);
    j. Noise and dust control;
    k. Importation and exportation of fill or surplus material, in accordance with O.Reg. 406/19 (as amended);
    l. Site access and egress;

m. Communications plan for providing notification to and addressing concerns of:
    - Immediately adjacent residents;
    - Adjacent residents;
    - The broader community who may have questions about the development; and
    - Purchasers/New homeowners;
n. Impact mitigation plan for residents affected by off-site servicing; and,
o. A contingency plan that addresses any additional impacts to private or municipal property not foreseen in the construction management plan including notification, compensation and conflict resolution provisions as may be appropriate.

70. The Owner shall further agree in the Subdivision Agreement that if in the opinion of the Municipality, the Owner fails to implement the Construction Management Plan and/or fails to update the Construction Management Plan to address concerns raised by the Municipality, the Municipality reserves the right to draw upon securities held as part of the subdivision or any other development agreement the Owner has entered into with the Municipality, to implement the provisions of the Construction Management Plan and/or rectify the concerns for lands owned and not owned by the Municipality. Any amounts drawn from securities for such implementation shall be replaced within 30 days. The Municipality shall seek full cost recovery plus appropriate administration fees and disbursements for all efforts as a result of the Owner's failure to perform.

71. The Owner shall agree in the Subdivision Agreement that a single construction access shall be provided in a location approved by the Municipality and shall be reflected on the applicable accepted for construction drawings.

72. The Owner shall agree in the Subdivision Agreement that siltation and erosion control measures will be maintained throughout construction, including maintenance/renewal of the mud mat to avoid tracking of mud onto the external roads at a frequency to the satisfaction of the Municipality.

73. The Owner shall agree in the Subdivision Agreement that during construction of homes, the roads within and external to the development lands shall be kept clear of excess debris/mud tracking and dust control provided. The roads are to be scraped of mud tracking on a regular basis and swept a minimum of once a week.

74. A hydrogeological report to assess ground water levels relative to establishing elevations for houses is to be prepared and submitted to the municipality for review and acceptance and shall be in keeping with the Township's Engineering Standards in effect at the time of detailed design.

75. The Owner shall agree in the subdivision agreement that all disturbed lots or blocks to be left vacant shall be rough graded such that best efforts are taken to ensure that there is no standing water and maintained in general conformance with the accepted comprehensive grading plans. The Owner agrees to topsoil and hydro-seed an area not proceeding to construction within a timeframe satisfactory to the Municipality and to install signage to prohibit dumping and trespassing, at the sole cost of the Owner.

Urban Design & Architectural Control

76. An architect acceptable to the municipality shall be retained for the purposes of preparation of an architectural control plan. Such firms shall be qualified to take on such work and have demonstrated experience in doing so. The architectural control plan shall have regard to the recommendations and concepts outlined in the design policies of the Official Plan, in effect at the time, and any published design guidelines of the municipality. The architectural firm shall be retained for these purposes at the Owner's expense, and shall perform all services to the satisfaction of the municipality acting

reasonably and in good faith. Upon approval by the municipality, these Guidelines will form part of the Subdivision Agreement and shall govern the development of all elements of the subdivision including those elements which are subject to further approvals. The Architectural Control Guidelines shall be administered at the Owner's expense on individual builders of the development by a Control Architect retained by and reporting to the municipality. Prior to the issuance of a building permit, the Control Architect shall certify that the building plans for any building are consistent with the approved Guidelines.

77. Notwithstanding minimum front yard requirements generally established in the zoning by-law, staggered front yard depths shall be provided and this shall be incorporated into the architectural control plan.

78. A driveway location and control plan shall be prepared and submitted to the municipality for acceptance.

Agency Approvals & Requirements

Culture and Heritage

79. An Archaeological Assessment of the entire development property shall be prepared and submitted to the municipality and Ministry of Culture for approval. Any impact on identified resources shall be mitigated, through preservation or resource removal and documentation. No demolition, grading or other soil disturbances shall take place on the subject property prior to the municipality and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

County of Simcoe

80. A 0.3 m reserve (Blocks 59 and 61) is to be dedicated to the County of Simcoe across the entire frontage of County Road 7 other than at the municipal road access.

81. The owner shall enter into an agreement with the County of Simcoe with respect to the improvements required to County Road 7 for this development which shall be at the full cost of the owner.

82. A copy of the stormwater management report referred to in Condition No. 94 shall be provided to the County of Simcoe for their review and approval.

83. County of Simcoe Setback By-law N. 2840 requires that all above and below grade structures and buildings be located a minimum of 10.67m from the nearest County Road allowance, unless otherwise approved by the municipality and County of Simcoe. This includes ponds, stormwater facilities and associated structures.

84. The owner shall submit to the County of Simcoe for their review and approval, a final traffic impact study indicating the anticipated traffic volumes generated by the subdivision and their impact upon the highway, including recommendations for Highway 26 widening and intersection improvements at Highway 26/Street K, Highway 26/Mowat St., and Highway 26/County Road 7.

85. A northbound left turn lane will be required on County Road 7 at the proposed intersection with Street A and shall consist of 30 m of storage, a 70m parallel lane and a 160m taper lane.

86. A southbound right turn lane will be required on County Road 7 at the proposed intersection and shall consist of an 85m parallel lane and a 80m taper lane.

87. The traffic study submitted to satisfy Condition No. 84 may identify additional intersection improvements to be undertaken by the owner. Regardless of the requirements established in the review and approval of this study, underground duct work for future traffic signals must be included in the intersection improvements design and construction.

88. The Owner/Developer shall agree in the Subdivision Agreement, in wording satisfactory to the County of Simcoe that the County is not required to provide garbage and organics collection services to the municipal roads until such time as the municipality assumes the roads. The County may, however, commence collection services on a municipal road once some level of residency begins and prior to the municipality assuming a road, subject to a request being made and regular access being available on the road. The Owner/Developer acknowledges that should municipal road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., service disruptions will occur, and the Owner/Developer will be responsible for providing collection services.

89. That if garbage and organics collection services are requested to commence prior to the assumption of municipal or private roads, the Owner/Developer shall submit an Initiation of Services for New Developments Form to the County's Solid Waste Management Department. The Developer must identify the road(s) in which units are occupied and eligible. Failure to meet the County's requirements and site inspection will result in collection services not being initiated. It will be the Developer's responsibility to provide waste disposal options for residents in areas where the County is not yet able to initiate collection services. The commencement of recycling services by a designated producer responsible organization does not obligate the County to commence waste or organics collection.

90. Prior to final approval, the Owner/Developer shall submit to the County of Simcoe the detailed engineering drawings for the proposed municipal and private roads and provide written confirmation that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Bylaw. Failure to construct municipal roads in accordance with County's standards may result in garbage and organics collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.

91. Prior to final approval, the Owner/Developer shall demonstrate, to the satisfaction of the County, that adequate waste cart set-out and storage space can be provided for Blocks 77-82, 84 & 85. The Owner/Developer shall provide a minimum set-out area measuring 3.0 metres in length (parallel to the roadway) and 1.45 metres in depth for each serviced unit. Carts for each residential unit must be able to be placed 0.6 metres (2 feet) away from each other and 0.6 metres (2 feet) from any other objects or obstructions (e.g. mailboxes, fire hydrants, parked vehicles). The carts must also be placed within 2.4 metres (8 feet) of the travelled portion of the roadway for collections service.

92. The Owner shall agree in the Subdivision Agreement in wording satisfactory to the County of Simcoe, to place an Inhibiting Order with a "No Dealings Restriction" on Lots 258-260 of the plan of subdivision due to the inability of the County to provide curbside garbage and organics collection services to these lots due to a temporary turnaround being required. The "No Dealings Restriction" is to remain in place until such time as McKenzie Drive has been extended and constructed beyond the property limits to connect to an adjacent municipal street that is a through road, and the County has confirmed in writing to Township of Clearview that the restriction can be lifted. All costs associated with the preparation, execution and registration of the Inhibiting Order shall be borne by the Owner.

93. Prior to final approval, the Owner shall re-zone the subject lands to apply a Holding (H) symbol to Lots 258-260 due to the inability of the County to provide curbside waste collection services to these lots due to a temporary turnaround being required. The Holding (H) symbol is to remain in place until such time as McKenzie Drive has been extended and constructed beyond the property limits to connect to an adjacent municipal street that is a through road, and the County has confirmed in writing to the Township of Clearview that the Hold (H) can be lifted.

Nottawasaga Valley Conservation Authority

94. Prior to any site alteration, the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority, County of Simcoe and the municipality:

    - a detailed Storm Water Management Report;
    - a detailed Erosion Control Plan;
    - a detailed Grading Plan;
    - a detailed landscaping plan for the storm water ponds and drainage corridor blocks;
    - a detailed geotechnical report for the storm water ponds;
    - a detailed channel design for the drainage corridor blocks; and,
    - a Construction Staging/Phasing Plan.

    Notwithstanding the submission of the preliminary stormwater management report which demonstrates that there is a feasibility of appropriately controlling the quantity and quality of stormwater for the proposed development, the final stormwater management report shall consider the most current accepted engineering methods for ensuring environmentally sound control of water quality and quantity in effect at the time of submission and as reviewed with the municipality, County of Simcoe and Nottawasaga Valley Conservation Authority.

    This shall include, but not be limited to, details regarding: natural channel design; stormwater management including plunge pools/bioswales; and a reduced culvert length near the upstream end of the stormwater facility.

    The final stormwater management plan and works shall ensure that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration.

    The draft plan, if necessary, shall be revised through red-line revision to the satisfaction of the Nottawasaga Valley Conservation Authority and municipality to give full effect to any recommendations of the above studies. This may include, but not be limited to, altered drainage corridor and stormwater management blocks.

    The recommendations of these reports shall be implemented, through requirements of the subdivision agreement, as works to be carried out by the Owner at the Owner's expense to the satisfaction of the Nottawasaga Valley Conservation Authority, County of Simcoe and municipality.

95. Proper erosion and sediment control measures will be in place prior to any site alteration. All major stormwater management facilities shall be in place prior to the creation of impervious features such as roads and buildings.

96. All major storm water management facilities (e.g. storm water ponds) must be in place prior to the creation of impervious areas such as roads and buildings.

97. Prior to any site alteration a permit under Ontario Regulation 172/06 shall be obtained from the Nottawasaga Valley Conservation Authority.

98. A copy of the reports referred to in Condition No. 94 shall be provided to the Nottawasaga Valley Conservation Authority for their review and approval.

Simcoe County District School Board

99. The Owner shall agree in the Subdivision Agreement in wording satisfactory to the Township, that the School Block (Block 87) may remain undeveloped at the time the subdivision phase containing it is registered. Detailed design and servicing requirements for the School Block may be deferred until such time as development of the School Block is proposed. However, the Owner shall demonstrate that the approved subdivision design accommodates the future development and servicing of the School Block and that the development of the residential portions of the subdivision will not constrain or preclude future development of the School Block. Detailed design and servicing requirements for the School Block may proceed through a separate amending or similar agreement to the subdivision agreement for the phase containing the school block

100. Prior to the date of registration of the phase containing the school block, the Owner shall enter into an Option Agreement with the Simcoe County District School Board regarding the following matters:

    a) The fair market value of the site and timing of purchase for the School Block (Block 87; 1.85 ha).

    b) The Board will have an option to purchase the School Block at any time specified by the Board within 6 years following the date of registration of the phase containing the school block in the plan of subdivision. The Owner shall notify the Simcoe County District School Board within 30 days of the registration of such plan of subdivision or phase thereof that contains the School Block. If the Simcoe County District School Board has not exercised the Option Agreement, the Owner will provide the municipality with a letter from the Board confirming that the School Block is not required for a school site.

    c) There will be no stockpiling of topsoil on the school site after the Simcoe County District School Board has purchased the lands. Where stockpiling has occurred prior to the purchase of the lands, the Owner shall remove all excess topsoil and the lands shall be graded in accordance with the approved subdivision grading plan. A pre and post stockpiling soils test shall be conducted by a qualified engineer and provided to the Board for their review.

    d) The provision of site services to the allocated school site including:

        - Grading and elevation
        - Road connection and construction
        - Stub locations for sanitary sewer
        - 100mm diameter domestic waterline service stub, with curb valves and boxes.
        - 200mm diameter fire protection service stub, with curb valves and boxes.
        - 300mm stub for any sanitary sewers.

    e) Requirements for installation of fencing and a gate around the allocated school block.

101. That the Owner shall agree to provide all required engineering drawings and reports for the required services for the School Block, to the satisfaction of the SCDSB. Upon exercising the Option Agreement, the Owner shall agree to install all services and connections, in accordance with the approved engineering drawings and to the satisfaction of the Simcoe County District School Board within 18 months.

102. The Owner shall incorporate the School Block into the overall stormwater management design such that they provide overall quantity control assuming 70% impervious area. The School Board will be responsible for on-site quality control and volume control as required by the Conservation Authority having jurisdiction.

103. The School Board will provide their reasonable anticipated electricity and natural gas demands to the Owner within after the issuance of draft plan approval, within 30 days upon written request from the Owner. The Owner shall incorporate those demands into their design drawings and provide to the School Board for their review. The subdivision electrical design will not include specific electrical infrastructure such as transformers, switchgear, etc. that will be the responsibility of the School Board as part of the Site Plan approval process.

104. The School Board will provide their reasonable requirements for Bell service infrastructure and Fiber Optic service infrastructure within 30 days upon written request from the Owner. The Owner shall incorporate those into their detailed design and provide the same to the School Board for their review. The Owner shall agree to install all services, in accordance with the approved drawings.

105. That the Owner covenants and agrees that the following clauses will be inserted in all Agreements of Purchase and Sale for residential lots and units within the Subdivision provided as follows:

a) "All offers of purchase and sale:

i. The construction of a public elementary school on a designated site is not guaranteed. Accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities, examples are portable classrooms, a "holding" school, or in a school within or outside of the community.

ii. If school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school buses will not enter private roads and pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium."

Simcoe Muskoka Catholic District School Board

106. All offers to purchase and sale shall include the following clauses:

"Pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighborhood school's area".

Canada Post

107. Confirmation is to be received from Canada Post that the applicant has made satisfactory arrangements for the installation of community mailboxes. A copy of such confirmation shall be forwarded to the municipality.

Concrete pads are to be provided for the placement of the community mailboxes. Additional facilities such as curb cuts, walkways, shelters, landscaping and paved lay-bys shall be provided as and when required by the municipality.

Ministry of Transportation

108. The owner shall submit to the Ministry of Transportation for their review and approval, a final traffic impact study indicating the anticipated traffic volumes generated by the

subdivision and their impact upon the highway, including recommendations for Highway 26 widening and intersection improvements at Highway 26/Street K, Highway 26/Mowat St., and Highway 26/County Road 7.

109. That prior to final approval, the owner shall submit an illumination plan to the Ministry, to assess municipal street illumination and site illumination impacts on Highway 26, and if required as a result of Ministry review of illumination plans, design and construct illumination improvements on Highway 26 from County Rd. 7 westerly.

110. The owner shall enter into a legal agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for construction of all highway improvements associated with development.

111. That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a stormwater management plan and report indicating the intended treatment of the calculated runoff".

Municipal Warning Clauses and Notices in Agreement

112. The property title shall note such warning clauses as identified necessary by the municipality and other relevant agencies including, but not limited to, notices relevant to such matters as noise, odours, dust, servicing conditions or restrictions, proximity of public walkways and accesses, fencing, catchbasins and drainage, right of entry, future roads, and development charges.

88. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks:

a) Within the entire subdivision plan:

- "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Township grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."

- "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."

- 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."

- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac, may be extended in the future to facilitate development of adjacent lands, without further notice."

- "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."

- "Purchasers and/or tenants are advised that the Township does not hold any deposits on account of grading requirements or damage to infrastructure on behalf of purchasers and/or tenants. The Municipality holds security from the Owner to enforce such obligations directly with the Owner and has no authority to release funds to the purchasers and/or tenants."

- "Purchasers and/or tenants are advised that County Road 7 is classified as an Arterial/Collector Road and that increased traffic will result over time, with resulting noise which can occur at any time during the day or night."

- "Purchasers and/or tenants are advised that adjacent lands may be scheduled for future development when future phases proceed. At such time as those lands are developed, inconvenience may be caused due to noise, dust, vibration and construction traffic."

- "Purchasers and/or tenants are advised that despite the including of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants."

- "Purchasers and/or tenants are advised that driveway location and width are established during the design phase of the development and finalized when the building permit for the lots is issued, to be in keeping with the provisions of the Municipality's standards, guidelines and zoning provisions. Adjustments to driveways may take place up to the date of the final assumption of the development to ensure that the location and width of the driveways are in keeping with the design standards. Purchasers and/or tenants are advised that they should confirm with the Developer and/or home builder the details with respect to the driveway location and width."

- "Purchasers and/or tenants are advised that landscaping improvements adjacent to the driveway must be flush with the driveway surface and back of curb to a minimum of 1.5 m beyond the edge of roadway curbline. Where sidewalk exists along the frontage of the dwelling, driveway edging must be flush with the driveway surface for a minimum of 0.5 m beyond the back of sidewalk."

- "Purchasers and/or tenants are advised that they shall not complete any landscaping works that would negatively impact the curb stop valve."

b) Abutting any open space, woodlot, environmental protection lands, or stormwater facility:

- "Purchasers and/or tenants are advised that the adjacent open space, woodlot, environmental protection lands, or stormwater management facility may be left in a naturally vegetated state and receive none or minimal maintenance."

c) Abutting a park block:

- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood or Community Park" and/or an open space block, and/or and environmental protection block, containing an existing or future active and/or passive recreational uses and that noise and lighting should be expected as a result of those uses."

d) Abutting Agricultural lands:

- "Purchasers, tenants and other land users are advised of the existing agricultural operations and uses in the vicinity and the potential associated impact and concerns, and as well are advised of the applicable legislation concerning the protection of agricultural operations and the limitation against liability in nuisance for any disturbance resulting from an agricultural operation carried on as a normal farm practice."

Required Reports, Plans and Drawings

113. Notwithstanding any specific or more detailed reference made to required plans or drawings to be prepared and submitted for municipal approved as set out in the above conditions, the following drawings and plans shall be prepared and submitted to the municipality and other applicable bodies for approval (i.e. the following list is in addition to

any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):

- M-Plan and R-Plan;
- Consolidated Easement Plan;
- General Servicing;
- Overall Water Distribution;
- Overall Sanitary Drainage;
- Overall Lot Grading;
- Erosion and Sediment Control Plan;
- Plan/Profile Drawings (internal and external)
- Traffic Control and Signage Plan;
- Stormwater Management Plan
- Naturalization Plan;
- Trails Layout and Construction Plan;
- Parkland Development Plan;
- Tree Inventory and Preservation Plan;
- Fire Lot Control Plan;
- Composite Utility Plan;
- Photometrics Plan;
- Landscape Plans;
- Driveway Location and Control Plan;
- Phasing Plan;
- Construction Management Plan
- Standard Details.

114. Notwithstanding any specific or more detailed reference made to required reports to be prepared and submitted for municipal approval as set out in the above conditions, the following reports shall be prepared and submitted to the municipality and other applicable bodies for approval (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):

- Functional Servicing Report;
- Final Stormwater Management Report;
- Hydrogeological Report;
- Geotechnical Report;
- Archaeological Report;
- Final Traffic Impact Study;
- Environmental Site Assessment;
- Construction Waste and Stockpile Management Plan;

115. The owner shall provide the municipality with a copy of any application, drawing, report or agreement submitted to another agency for the purposes of clearing or satisfying these conditions of draft plan approval.

Other Conditions

116. A sign is to be prepared and erected within the limits of the Plan to the satisfaction of the municipality depicting the approved Plan of Subdivision and zoning, within 90 days of the date of Draft Plan Approval. This sign shall stipulate that the approval is conditional and that no development shall be permitted until final approval has been granted and that no building permits shall be issued until requirements of the subdivision agreement have been met.

117. The Owner shall agree in the Subdivision Agreement in wording satisfactory to the Township, that the Townhouse Blocks 77-82, 84 & 85 and the common/shared parking block (Block 86) shall be subject to a Plan of Condominium that addresses matters including, but not limited to, ownership, private maintenance, lighting, snow removal, and landscaping of the common/shared parking block to the satisfaction of the municipality.

118. The final M-Plan shall provide a temporary turning circle at the northern terminus of McKenzie Drive within the draft plan of subdivision in accordance with the municipalities Engineering Standards. It shall remain until McKenzie Drive is constructed north through the adjoining Clearview Park plan of subdivision property. The Owner shall also submit a plan and securities for rehabilitating the lands affected by the road reconfiguration and complete the required rehabilitation.

119. The Owner shall agree in the Subdivision Agreement in wording satisfactory to the Township, to place an Inhibiting Order with a "No Dealings Restriction" on Lots 258-260 of the plan of subdivision. The "No Dealings Restriction" shall remain in place until such time as McKenzie Drive has been constructed north through the adjoining Clearview Park plan of subdivision property. All costs associated with the preparation, execution and registration of the Inhibiting Order shall be borne by the Owner.

Clearance Letters

120. Prior to the final approval being given by the Township of Clearview the municipality must receive a clearance letter from the following agencies indicating how conditions applicable to their authority have been complete to their satisfaction.

Clearances are required from the following:

- Nottawasaga Valley Conservation Authority (Conditions No. 12, 26, 34 and 94 to 98) A4, C5, D2, H9, HIO and LI);
- Simcoe Muskoka Catholic District School Board (Condition No. 106);
- Simcoe County District School Board (Conditions No. 99 to 105);
- Telecommunications Service Provider (Conditions No. 50 & 51);
- Gas Utility Provider (Conditions No. 50 & 51);
- Hydro Service Provider (Conditions No. 50 & 51);
- Canada Post (Condition No. 107);
- County of Simcoe (Conditions No. 28 and 80 to 93);
- Ministry of Culture (Condition No. 79); and,
- Ministry of Transportation (Conditions No. 29 and 108 to 111).

121. If agency conditions are incorporated into the subdivision agreement, a copy of the draft agreement should be sent to them. This will expedite clearance of the final plan. The Nottawasaga Valley Conservation Authority must receive a copy of the executed subdivision agreement prior to the clearance of the draft plan conditions.

122. Please be advised that the approval of this draft plan will lapse two (2) years after the date the plan is draft approved. This approval may be extended pursuant to subsection 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed.

If the owner wishes to request an extension to draft approval, a written request and explanation must be received by the Clerk of The Corporation of the Township of Clearview ninety (90) days prior to the lapsing date. A processing fee, in effect at the time of the request, will apply.

Notes to Draft Plan Approval

123. It is the applicant's responsibility to fulfill the conditions of the draft approval and to ensure that the required clearance letters are forwarded to the Township of Clearview.

124. Prior to initiating clearance of conditions and first submission of final design, the applicant and their consultants shall attend a consultation meeting with the Township to review the proposed development and municipal requirements and standards.

125. We suggest you make yourself aware of section 144 of the *Lands Titles Act* and subsection 78(10) of the *Registry Act.*

Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act.* Exceptions to this provision are set out in subsection 144(2).

Subsection 78(10) of the *Registry Act* requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless that title of the owner of the land has been certified under the *Certification of Titles Act.* Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

126. The Township will register the plan, including any approved phases thereof, and the subdivision agreement(s) as provided by subsection 51(26) of The Planning Act R.S.O 1990 against land to which it applies, as notice to prospective purchasers.

127. The Township of Clearview will require the final plan of subdivision registration plans be submitted as follows:

- 4 sets of mylars
- 4 sets of paper prints (1 with AOLS stickers)
- 1 computer disk (contact the Township for required format).

128. The final plan approved by the Township of Clearview must be registered within 30 days or the Township will withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990.

129. All measurements in subdivision final plans must be presented in metric units.

130. All above and below ground structures, including land uses integral to site operations (e.g. underground servicing, storm ponds, drive-thrus, fire routes, etc.) must be setback a minimum of 14 m from the Highway 26 ROW limits, unless otherwise approved by the municipality and the Ministry of Transportation.

131. MTO Building and Land Use permits are required prior to site grading/servicing/construction of the subdivision, and for ail lots within 45m of the MTO property limits and within a 395m radius of the centrepoint of the intersections of Highway 26/Mowat St., Highway 26/Street K, and Highway 26/County Road 7. Entrance, Encroachment, and sign permits will also be required.