



Town of
East Gwillimbury

PLANNING AND BUILDING SERVICES REPORT P2010-52

To: Committee of the Whole Council

Date: June 21, 2010

Subject: Revised Draft Approved Plan of Subdivision Applications
Holland Landing Land Owners Group
Community of Holland Landing

West of Yonge Street, Part of Lots 106-108, Concession 1, WYS

- 731011 Ontario Limited/627844 Ontario Limited (Kerbel Group) [Files: 19T-90015 and ZBA.09.08]
- Falston Developments Ltd. (Kerbel Group) [Files: 19T-89112 and ZBA.09.09]
- LRT Technologies Inc. [Files: 19T-94036 and ZBA.09.06]
- Mannington Developments and Fernbrook Homes [Files: 19T-88085 and ZBA.09.05]

East of Yonge Street, Part of Lots 105-106, 108-110, Concession 1, EYS

- Winged Foot Developments Inc. [Files: 19T-95088 and ZBA.09.03]
- 781295 Ontario Limited and 793731 Ontario Limited [Files: 19T-90019 and ZBA.09.04]
- 767731 Ontario Limited/1395386 Ontario Limited (Tricap Properties) [Files: 19T-20001 and ZBA.09.07]

And Proposed Plan of Subdivision Application, Part of Lot 109, Concession 1, WYS

- Samuel Lount Development Corporation (Kerbel Group) [Files: 19T-09001 and ZBA.09.10]

Origin: Planning and Building Services Department, Community Planning and Development Branch

RECOMMENDATIONS

1. **THAT** Planning and Building Services Department, Community Planning and Development Branch Report P2010-52, dated June 21, 2010, regarding the Revised Draft-Approved Plan of Subdivision Applications by the Holland Landing Landowners' Group, be received;
2. **THAT** Council approve the revisions to Draft Approved Plans of Subdivision and Conditions of Draft Plan Approval for 19T-90015 (Appendices 2 and 3), 19T-89112 (Appendices 4 and 5), 19T-94036 (Appendices 6 and 7), 19T-88085 (Appendices 8 and 9), 19T-95088 (Appendices 10 and 11), 19T-90019 (Appendices 12 and 13) and 19T-20001 (Appendices 14 and 15);

3. **THAT** Council authorize the Mayor and Clerk to execute “No Pre-Sales” Agreements between the Owners and the Town, in a form satisfactory to the Town Solicitor.
4. **THAT** Council set aside sanitary servicing capacity for 1477 units from the York Durham Servicing System capacity to be assigned to the Town by the Region, for the first phase of the Holland Landing developments.

PURPOSE

In 1997, six plans of subdivision received draft approval through the Ontario Municipal Board and a seventh was draft approved by the Town in 2004, for the east and west Holland Landing expansion areas. Since the time of draft approval, there has been an evolution of broader planning objectives related to urban design and environmental protection, both at the local and provincial levels. Rather than proceeding with registration of out-dated plans, the Holland Landing Landowners Group (HLLG) have worked with Town staff to update the 7 subdivision plans to respond to contemporary planning principles. Urban Design Guidelines were prepared, in conjunction with the updating of the subdivision plans, with the following overall objectives:

- improve the community identify and reinforce the heritage character;
- emphasis on community building;
- ensure a high quality living environment;
- identify, protect, and restore distinctive natural attributes of the community;
- provide a range of housing opportunities; and
- encourage a linked pedestrian system and bicycle pathway system.

In November, 2008, red-line revisions for the seven draft approved plans were submitted to:

- better accommodate the topographic and environmental features in the area;
- coordinate the street and lotting patterns across the plans;
- reflect the conventional lot standards set out in the urban design guidelines; and
- address the provincial goal of achieving a broader range of unit types.

Staff note that there is an overall increase in the units and greater diversity in the housing types than what was included in the plans approved by the Board in 1997. The re-designed plans have succeeded in achieving more compact development and variety in unit types expected under the new Provincial objectives, which have been adopted since the plans were draft approved in 1997.

The purpose of this report is to provide Committee with information and recommendations pertaining to the revisions to the seven Draft Approved Plans of Subdivision and corresponding modifications to the conditions of draft approval and to recommend Council approval.

BACKGROUND

Location

The subject lands are divided into two areas located on the east and west sides of the Holland Landing Community. The west side is situated between Regional Road 1 and Holland Landing Road within Lots 106, 107 and 108, Concession 1, W.Y.S. The east side is located on the east of Yonge Street, west side of the 2nd Concession Road, north and south of Mount Albert Road, within Lots 105, 106, 108, 109 and 110, Concession 1, E.Y.S. The general locations are illustrated on Appendix 1 attached.

Review Process

As noted previously, six plans of subdivision received draft approval through the Ontario Municipal Board in 1997 and a seventh was draft approved by the Town in 2004. The plans of subdivision are located within the east and west Holland Landing expansion areas, as illustrated on Appendix 1. The conditions of draft approval have not been satisfied as servicing capacity has not been available. The draft approvals and conditions continue to remain in effect to date.

Corresponding updates of a comprehensive engineering plan, Master Environmental and Servicing Plan (MESP) dated May, 2007, and Urban Design Guidelines (UDG) dated August, 2007, were also undertaken. A functional servicing report which considers site grading relative to the topography, road elevations and infrastructure design, identified opportunities to adjust the lotting and road patterns to be more attuned to the natural elevations and environmental features.

Given that the seven draft approved plans of subdivision and their conditions remain in effect, the municipality is able to review the revised plans as red-lined revisions, in accordance with the provisions of the Planning Act. The required circulation of the revised plans has been completed and comments received from those agencies having jurisdiction.

One additional draft plan, has been submitted by Samuel Lount Development Corporation (Kerbel Group), File 19T-09001. This plan is located immediately north the west Holland Landing group of subdivisions. It has no approvals at this time, however, as part of the HLLG submissions, this draft plan has been included in the up-dated MESP, the Scoped Environmental Impact Study and composite planning for the west Holland Landing area. The full public and agency consultation process, as per the Planning Act, will be required as it relates to this plan and the implementing zoning by-law.

Proposals

The following provides a summary of the seven draft- approved plans of subdivisions, as revised.

West of Yonge Street, Part of Lots 106-108, Concession 1, WYS

▪ **Files 19T-90015 and ZBA.09.08 by 731011 Ontario Limited and 627844 Ontario Limited (Kerbel Group)**

The 31.41 hectare parcel is currently draft approved for 249 detached units and 78 townhouses, for a total of 327 units. The red-lined plan proposes a total of 308 residential units, as follows:

<i>Description</i>	<i>PROPOSED</i>			<i>APPROVED</i>
	<i>FRONTAGE</i>	<i>UNITS</i>	<i>BLOCKS</i>	<i>UNITS</i>
Single Detached	11.6 m	63	--	249
	12.2 m	138	--	
	13.7 m	80	--	
Medium Density		33	0.89 ha	78
<i>TOTAL UNITS</i>		<i>314</i>		<i>327</i>
Parks	--	--	1.85 ha	
Elementary School	--	--	2.39 ha	
Business Park/Commercial	--	--	7.27 ha	
Stormwater Management	--	--	1.25 ha	
Streets			6.21 ha	
<i>TOTAL LAND AREA</i>			<i>31.41 ha</i>	<i>31.41 ha</i>

Note: The units numbers do not reflect part lots included within this plan.

▪ **Files 19T-89112 and ZBA.09.09 by Falston Developments Ltd. (Kerbel Group)**

The 19.29 hectare parcel is currently draft approved for 106 detached units and 24 townhouses, for a total of 130 units. The red-lined plan proposes a total of 211 residential units, as follows:

<i>Description</i>	<i>PROPOSED</i>			<i>APPROVED</i>
	<i>FRONTAGE</i>	<i>UNITS</i>	<i>BLOCKS</i>	<i>UNITS</i>
Single Detached	11.6 m	35	--	106
	12.2 m	89	--	
	13.7 m	42	--	
Medium Density	--	51	1.38 ha	24
<i>TOTAL UNITS</i>		<i>217</i>		<i>130</i>

Park	--	--	2.70 ha	
Elementary School	--	--	1.24 ha	
Commercial	--	--	0.10 ha	
Open Space	--	--	1.09 ha	
Stormwater Management	--	--	0.14 ha	
Streets			4.04 ha	
TOTAL LAND AREA			19.29 ha	19.29 ha

Note: The units numbers do not reflect part lots included within this plan.

- **Files 19T-94036 and ZBA.09.06 by LRT Technologies Inc.**

The 20.6 hectare parcel is currently draft approved for 102 detached lots and 56 townhouses, for a total of 158 units. The red-lined plan proposes a total of 294 residential units, as follows:

<i>Description</i>	<i>PROPOSED</i>			<i>APPROVED</i>
	<i>FRONTAGE</i>	<i>UNITS</i>	<i>BLOCKS</i>	<i>UNITS</i>
Single Detached	11.6 m	34	--	102
	12.2 m	48	--	
	13.7 m	43	--	
Semi-Detached	9.9 m	4	--	
Townhouses		8	.15 ha	56
Medium Density		107	2.88 ha	
Cluster Residential		60	2.52 ha	
TOTAL UNITS		304		158
Parks	--	--	1.74 ha	
Elementary School	--	--	1.01 ha	
Natural Heritage System	--	--	1.05 ha	
Stormwater Management	--	--	0.83 ha	
Streets	--	--	2.76 ha	
TOTAL LAND AREA			20.6 ha	20.6 ha

Note: The units numbers do not reflect part lots included within this plan.

- **Files 19T-88085 and ZBA. by Mannington Developments and Fernbrook Homes**

The 33.69 hectare parcel is currently draft approved for 203 detached, 60 semi-detached and 28 townhouses, for a total of 291 units. The red-lined plan proposes 402 units, as follows:

<i>Description</i>	<i>PROPOSED</i>			<i>APPROVED</i>
	<i>FRONTAGE</i>	<i>UNITS</i>	<i>BLOCKS</i>	<i>UNITS</i>
Single Detached	9.75 m	8	--	203
	11.8 m	85	--	
	12.2 m	88	--	
	13.7 m	49	--	
Semi-Detached	10.8 m	24	--	60
Medium Density/Comm'l		158	4.08 ha	28
<i>TOTAL UNITS</i>		<i>412</i>		<i>291</i>
Parks	--	--	.87 ha	
Stormwater Management	--	--	1.14 ha	
Natural Heritage System	--	--	7.92 ha	
Streets	--	--	6.57 ha	
<i>TOTAL LAND AREA</i>			<i>33.69 ha</i>	<i>33.69 ha</i>

Note: The units numbers do not reflect part lots included within this plan.

- **Files 19T-95088 and ZBA.09.03 by Winged Foot Developments Inc.**

The 59.57 hectare parcel is currently draft approved for 365 detached, 210 semi-detached and 23 townhouses, for a total of 598 units. The red-lined plan proposes 610 units, as follows.

<i>Description</i>	<i>PROPOSED</i>			<i>APPROVED</i>
	<i>FRONTAGE</i>	<i>UNITS</i>	<i>BLOCKS</i>	<i>UNITS</i>
Single Detached	11.6 m	260	--	365
	13.70 m	115	--	
Semi-Detached	8.3 m	152	--	210
Townhouse	7.5 m	41	--	23
Townhouse	6.0 m	82		
<i>TOTAL UNITS</i>		<i>650</i>		<i>598</i>
Parks	--	--	1.79 ha	
Elementary School	--	--	2.48 ha	
Natural Heritage System	--	--	11.96 ha	
Stormwater Management	--	--	2.46 ha	
Woodlots	--	--	16.20 ha	
Open Space	--	--	0.35 ha	
Streets			10.10 ha	
<i>TOTAL LAND AREA</i>			<i>59.57 ha</i>	<i>59.57 ha</i>

Note: The units numbers do not reflect part lots included within this plan.

▪ **Files 19T-90019 and ZBA.09.04 by 781295/793731 Ontario Limited**

The plan of subdivision currently draft approved for the subject 53.07 parcel consists of 431 detached units, 104 semi-detached units and 167 townhouses, for a total of 702 units. The red-lined plan proposes a total of 720 residential units, as follows:

<i>Description</i>	<i>PROPOSED</i>			<i>APPROVED</i>
	<i>FRONTAGE</i>	<i>UNITS</i>	<i>BLOCKS</i>	
Single Detached	11.6m	206	--	431
	13.7 m	156	--	
	18.3 m	59	--	
Semi-Detached	8.3 m	122	--	104
Townhouses	7.5 m	73	--	167
Townhouses	6.0m	72	--	
<i>TOTAL UNITS</i>		<i>688</i>		<i>702</i>
Parks	--	--	52.49 ha	
Commercial	--	--	0.24 ha	
Open Space	--	--	6.70 ha	
Stormwater Management	--	--	1.94 ha	
Streets			13.78 ha	
<i>TOTAL LAND AREA</i>			<i>53.07 ha</i>	<i>53.07ha</i>

Note: The units numbers do not reflect part lots included within this plan.

▪ **Files 19T-20001 and ZBA.09.07 by 767731 Ontario Limited/1395386 Ontario Limited (Tricap Properties)**

The plan of subdivision currently draft approved for the subject 11.08 parcel consists of 86 detached units, 58 semi-detached units, 42 townhouses, and 90 medium density units, for a total of 276 units. The red-lined plan proposes a total of 290 residential units, as follows:

<i>Description</i>	<i>PROPOSED</i>			<i>APPROVED</i>
	<i>FRONTAGE</i>	<i>UNITS</i>	<i>BLOCKS</i>	<i>UNITS</i>
Single Detached	11.6 m	21	--	86
	12.2 m	28	--	
	13.5 m	15	--	
Street Townhouses	6.10 m	136	--	42
Medium Density		90	0.97 ha	90
<i>TOTAL UNITS</i>		<i>290</i>		<i>276</i>

Parks	--	--	1.22 ha	
Stormwater Management	--	--	0.20 ha	
Streets			2.43 ha	
TOTAL LAND AREA			11.08 ha	11.08ha

Note: The units numbers do not reflect part lots included within this plan.

ANALYSIS

Regional Municipality of York Official Plan

Draft plans conform to Regional Official Plan

The Holland Landing community is designated “Towns and Villages” according to the York Region Official Plan. The policies promote an integrated community structure and design that ensures a mix of lot sizes, unit sizes, housing forms, types and tenures. The proposed red-lined draft plans are considered to conform to the Regional Official Plan.

York Region adopted a new Official Plan in December of 2009. Although not yet approved by the Ministry of Municipal Affairs and Housing, the new Plan designates the lands “Urban Area” and provides for the development proposed.

Town of East Gwillimbury Official Plan

Draft plans conform to Official Plan Amendment No. 60

The Holland Landing Community Plan, Official Plan Amendment No. 60, was approved in June 1996, setting out land use designations for easterly and westerly expansion areas of the community. The westerly expansion area of Holland Landing is primarily designated “Low Density Residential”, “Medium Density Residential”, “Business Park”, “Community Commercial” and “Environmental Protection with “Community Park”, “Park” and “Elementary School” blocks. The easterly neighbourhood is primarily designated “Low Density Residential”, “Medium Density Residential”, “Environmental Protection” and “Open Space”, “Local Park” and “Convenience Commercial”.

The “Low Density Residential” designation provides for single detached dwellings at a maximum density of 18 units per gross hectare. The “Medium Density Residential” designation allows multiple forms of housing at densities ranging from 30 to 42 units per gross hectare. All development must be on full municipal services.

The “Community Commercial” designation is intended to accommodate a large food store anchoring a range of retail, office, financial, personal and business service. The “Business Park”

designation provides for such uses as office buildings, research and development, light industrial, specialized commercial (automotive, outlets, restaurants/hotels, entertainment) and institutional.

The draft-approved plans, with the proposed revisions, continue to conform to designations and policies of OPA No. 60.

Draft plans also conform to the new Draft Consolidated Official Plan

On May 17, 2010, Council approved the Draft Consolidated Official Plan for East Gwillimbury for public circulation and comment. The new Official Plan provides a comprehensive vision to guide the growth of the Town to 2031, and specifically, incorporates the policies of OPA No. 60. With respect to the subject red-lined plans, Section 3.4.3.1 states the following:

“In consideration of existing approved development applications and revisions to previously approved Draft Plans, the Town shall work with the Holland Landing Developer Group to encourage and facilitate modifications to such plans to more closely reflect the community building and sustainable development policies of this plan. In this regard, community and neighbourhood support uses such as Convenience Commercial, Community Scale Institutional and a wider range of housing mix and density shall be considered as part of the Town’s review of any modifications to the draft plans of subdivision.”

The Official Plan recognizes that the subject draft plans approved in 1997 would not have reflected current planning principles related to urban design, density, sustainability or mixed uses, and has provided the opportunity to modify these plans prior to registration. The red-lined plans have incorporated additional unit mixes and densities based on new urban design guidelines, and have accommodated the requirements of updated servicing and environmental reports. The plans have been reviewed in context of the Consolidated Official Plan and are considered to conform.

The Official Plan also requires the development of employment and non-residential lands concurrent with residential growth to provide job opportunities for residents, creating a complete and sustainable community. Section 3.4.4.6 related to Holland Landing provides as follows:

“The approval of near-term residential growth in the Holland Landing Secondary Plan shall be tied to a separate arrangement and commitments to provide full water and wastewater servicing to the Holland Landing West Employment Area as shown on Schedule B”

While one of the red-lined plans includes over 7 hectares of employment lands (19T-90015 - Kerbel Group), and others include convenience commercial sites, a significant employment land contribution will occur with the future draft approval of the subdivision plan 19T-09001 (Kerbel Group) immediately to the north of the west Holland Landing subdivisions. In the interim, concurrent with the review of the seven red-lined plans, arrangements will be made for the provision of full services to the westerly employment area in accordance with the Plan.

Zoning By-law

The lands are currently zoned to permit development of the approved draft plans.

The lands in the four subdivision plans in the westerly expansion area are zoned Residential Urban "R3(H)", "R4(H)", "R5(H)", "R6(H)", "R7(H)", "R9(H)", "RM1(H)", Institutional Elementary School "I1(H)", Commercial Shopping Centre "C4(H)", Commercial Business Park "C6(H)", Environmental "E2", Open Space "O2", Open Space "O3", Local Park and Community Park by the Town's Zoning By-law No. 97-50, as amended by By-law No. 97-62A. This zoning was enacted to recognize and permit development of the lands in accordance with the draft approved plans.

The lands in the two subdivision plans in the easterly expansion area, north of Mount Albert Road, are zoned Residential Urban "R3(H)", "R5(H)", "R7(H)", "R8(H)", "R9(H)", Institutional Elementary School "I1(H)", Commercial Local "C3-4(H)" and "C3-5(H)", Environmental "E2", Environmental "E2-1", Open Space "O2", Open Space "O3", Local Park and Community Park by the Town's Zoning By-law No. 97-50, as amended by By-law No. 97-62A.

Amendments to the existing zoning are required to accommodate the revised draft plans

Amendments are required in the westerly expansion lands to a range of residential zones, including "R3", "R4", "R5", "R6", "R7", "R8" and "R9" to permit detached, semi-detached and medium density/cluster unit types. The environmental protection areas and woodlots would be rezoned to Environmental "E2", the stormwater management blocks to Open Space "O2", the parks to Local Park "O2" and Community Park "O3", and the business park and commercial blocks to Commercial "C6(H)" and "C3-4".

With respect file 19T-20001 (Tricap), in the easterly expansion area south of Mount Albert Road, a zoning by-law amendment application was approved by the Town concurrently with draft approval of the subdivision plan, however, the implementing by-law was not enacted. The subject lands are primarily zoned "Rural (RU)" by the Town's Zoning By-law 97-50, as amended.

Statutory Public Meeting for the Zoning amendments to be held in the Fall

At its meeting of May 19, 2009, Council received a report concerning the proposed zoning by-law amendments (Files: ZBA.09.08, ZBA.09.09, ZBA.09.06, ZBA.09.05, ZBA.09.03, ZBA.09.04 and ZBA.09.07) and passed a resolution to schedule a public hearing at a later date. Staff anticipate that this public hearing will be scheduled for September 2010.

Holding provisions will remain in place

As servicing is not yet available, the zoning for all lands within the subdivision plans, with the exception of the public lands (stormwater facilities and parks), are currently and will remain subject to Holding (H) zone provisions. As servicing capacity becomes available and is allocated to each plan, amending by-laws will be enacted to lift the (H) restriction to permit development to proceed in accordance with the underlying zoning category.

Urban Design Guidelines and Architectural Control

Enables Urban Design and Architectural Control Guidelines on community-wide basis

As part of the existing conditions of Draft Plan Approval, the developers were required to submit an urban design and/or streetscape plan for each particular development. Concurrently with the submission of the proposed red-line revisions, Draft Urban Design Guidelines have been submitted addressing public spaces, streetscapes, general architectural guidelines for all of the expansion areas. These which will require detailed review and approval prior to enactment of the implementing zoning by-laws. Also, as a condition of draft approval, the owners will be required to submit Architectural Control Guidelines to the satisfaction of the Town. The guidelines will set out the required design and material elements to achieve a consistently high standard of residential and commercial design for the Holland Landing development. The proposed zoning standards should reflect the objectives of the Architectural Control Guidelines.

Servicing Studies have been updated

A Master Environmental and Servicing Plan (MESP) was prepared for the Holland Landing development in 1997, in accordance with the requirements of OPA No. 60. To reflect current servicing schemes of the Town and Region, the MESP has been updated to the satisfaction of the Town. The revised MESP supports the proposed red-line plans and is consistent with the Town's Master Servicing Plan.

New development within the Holland Landing Community will occur on full municipal services. Water will be supplied to Holland Landing from two existing wells within the community as well as the Sharon/Queensville wells via the existing 450 mm Regional watermain on Mount Albert Road interconnected with the existing 600 mm watermain on Leslie Street. The Region has confirmed that adequate water supply is available for the development.

Sanitary services are to be provided by the extension of the York Durham Sanitary System (YDSS) which is scheduled for completion by the mid 2012. In December, 2009, the HLLG entered into a Development Charge Credit Agreement with the Region of York to facilitate the front-ending of costs for the extension of the YDSS trunk sewer. The build-out of the community will require the Upper York Sewage System.

The storm drainage conveyance system will be a dual major and minor conveyance system, whereby major (infrequent) events will be conveyed on the surface and minor storm drainage (frequent) events conveyed via a pipe network to appropriate outlets. The subject lands will generally be serviced by a combination of on-line and off-line water quality/quantity control facilities.

Two main phases of development, based on serving capacity

Development in Holland Landing will occur in two main phases, primarily determined by the timing and construction of servicing infrastructure and the resulting availability of servicing capacity. The first phase will consist of approximately 1477 units to be distributed among the Holland Landing subdivision plans. Up to 40% more units may be added to the first phase based on the results of a pilot project being undertaken under the Town's Water and Waste Water Conservation Program. The second phase will consist of the remaining units within the approved draft plans.

Sanitary servicing for the Holland Landing development is dependent on the impending extension of the York Durham Sewage System. Servicing capacity is expected to be available by mid 2012, at which time the Region of York will assign a determined share of the total capacity to the Town. In anticipation of receiving this capacity, the Town will identify and set aside the capacity for the units in the first phase of the Holland Landing development for later allocation to each draft plan of subdivision. The second phase will be serviced upon completion of the Region's Upper York Sanitary Sewer (UYSS). The Town will be responsible for allocating by By-law, the available units to each draft plan, and for monitoring the allocations to ensure that the total amount of capacity assigned from the Region is not exceeded.

It is required that the Landowners Group submit a Phasing Plan to ensure that development occurs in an orderly and contiguous basis, in conjunction with the availability of services, and to provide for the construction of parks and trails facilities during the first phase. As servicing capacity is expected to become available in increments, provision has been made for portions of the draft plans to be registered in stages, within the first phase. Clearance of the conditions of draft approval, and amendment to the original subdivision agreement, would be required upon registration of each subsequent stage.

It is a recommendation of this report that the Mayor and Clerk be authorized to execute No Pre-Sales Agreements between the Town and the Owner, in a form satisfactory to the Town Solicitor. The function of these agreements is to restrict the sale of lots until such time that water and sanitary services are available to service the proposed residential lots and/or blocks.

Composite Plan Review

Prior to preparation of the seven red-lined plans, Urban Design Guidelines for the Holland Landing expansion areas were undertaken to identify areas where a variety of unit types and lot

sizes could be introduced to enhance the existing draft approved plans. Another guiding principle was that the red-lined plans would provide the same, or more parkland and open space amenities as originally draft approved. The environmental impact study determined critical features to be protected and provided a basis for an equitable compensation package for any losses.

The following chart provides a comparison of the draft-approved plans to the red-lined plans:

	<i>Single/Semi Detached</i>	<i>Townhouse</i>	<i>Medium Density/Cluster</i>	<i>Totals</i>
West Expansion Area				
Draft Approved	720	186	0	906
Red-Lined Plans	869	16	409	1294
East Expansion Area				
Draft Approved	1254	232	90	1576
Red-Lined Plans	1135	404	172	1711
<i>TOTAL UNITS</i>				
Draft Approved	1874	418	90	2482
Red-Lined Plans	1946	424	472	3054

Note: Unit numbers include all part lots.

In red-lining the plans, both the use of street frontage for lotting and the medium density designation opportunities, were maximized. This resulted in a 23% increase in the number of units for both areas, for a total of 572 more units. The greatest percentage of gain was in the medium density units, from 90 units to 472 units (19%). The plans include a greater range of frontage options for the single-detached lots, and significantly more medium density units. The re-designed plans have succeeded in achieving more compact development and variety in unit types expected under the new Provincial objectives, which have been adopted since the plans were draft approved in 1997.

While the collector road patterns and access points were fixed from the approved plans, the red-lined plans sought to adopt a basic grid street pattern for the local roads and to minimize cul-de-sacs, where natural grades permitted. Also, greater attention was given to linkages associated with the road and parks/open space systems, to encourage pedestrian and bicycle movement throughout the neighbourhoods.

The boundaries previously established for the woodlots and natural features were respected, so that the open space area remains consistent in the red-lined plans. Similarly, the amount of

parkland and school sites remains essentially the same, with some modification of the specific sites to realize a better configuration, frontage, visibility or usable space.

On the whole, the red-lined plans result in improved road and lotting patterns, more in keeping with current planning and engineering standards. The plans should achieve sustainable community development, with sensitivity to the natural environment, and meet desirable urban design objectives as development proceeds. The plans conform to both Official Plan Amendment No. 60, in place at the time of draft approval, and to the new policies of the Draft Consolidated Official Plan. Furthermore, the red-lined plans have been brought up-to-date with respect to the recent Provincial planning policies.

Revised Conditions of Draft Approval

The conditions issued upon draft approval of the seven subdivision plans remain relevant for the revised draft plans, and require few changes. As such, the revised conditions constitute only those original condition numbers which require modification. Required modifications include such matters as new dates, and block or lot numbers on the plan, and updated engineering, servicing and environmental standards. The amended conditions attached to this report, are to be taken together with the conditions in effect to form a complete set of conditions for each revised plan.

York Durham Sewage System (YDSS) Development Charge Credit Agreement

Council received a report (L2010-03), in March 2010 which provided information relating to the next essential steps for the Queensville, Holland Landing and Sharon developer groups and the Town, summarized as follows:

- Phasing Plans - The developer groups are to prepare and submit phasing plans in respect of the proposed development for their respective lands. These phasing plans are: for approval by both the Region and the Town; shall be geographically specific both amongst and within the communities; are required to ensure the goal of complete neighborhoods is achieved; and are to ensure the provision of employment opportunities, or suitable alternatives, as approved by Council.
- Allocation Policy - The Town will manage individual allocations and will establish a detailed allocation policy which will include, but not necessarily be limited to, matters such as:
 - (i) recognition for commitments to front-ending parties;
 - (ii) requiring phasing plans subject to the approval of the Town;
 - (iii) provision of complete communities, in a phased manner;
 - (iv) provision of infrastructure to promote and attain sustainable development and advance environmental initiatives;
 - (v) compliance with the Town's employment/residential linkage policy; and

(vi) commitment to sustainable building and development standards to achieve conservation.

- Fiscal Management Strategy - The Town is completing a fiscal management strategy which will consider: submission of fiscal reports as part of secondary and community plan processes; fiscal review as part of annual consideration of allocation; review of the employment/residential linkage policy as required on a Town-wide basis.
- Capital Plan – Under the Agreement, the Town will prepare a 10-year capital plan incorporating operating costs, and is reviewing its capital program requirements specifically as they pertain to the initial period of growth to +/- 2018. The Town reserves the right to adjust its capital program to ensure the municipality is not exposed to negative capital or operating impacts in the event that Regional infrastructure is delayed, or to properly plan for infrastructure, or for other matters as required.

Employment Linkages to Residential Growth

The Town's Draft Consolidated Official Plan includes policies whereby residential to non-residential linkage will be implemented similar to the policies which are currently in place as part of the Queensville Community Plan. It is important to have policies in place to protect the integrity of the Town's employment lands and to foster the development and improvement of these lands concurrent with the development of lands designated for residential uses.

Correspondence has been submitted by the HLLG, dated October 20, 2009, regarding an employment linkage proposal. A copy of this correspondence is attached as Appendix 16. The basics of this proposal include the servicing of 30 acres of employment lands within the Kerbel Subdivision (File: 19T-90015) as part of its first phase as well as a commitment of \$250,000 to be paid to the Town at \$50,000 per year for five years. This \$250,000 is to be used to assist the Town with economic development initiatives.

As noted previously, staff are completing a fiscal management strategy which includes a review of the employment/residential linkage policy on a Town-wide basis. Staff will be providing future report(s) to Council relating to implementation of the employment/residential linkage for all three urban areas (Holland Landing, Queensville and Sharon).

NEED FOR PUBLIC CONSULTATION

Six of the subject plans of subdivision were draft approved by the Ontario Municipal Board in 1997. By an order in 2002, the OMB delegated final approvals of these plans to the Region. In 2009, this responsibility was delegated by the Region to the Town. The seventh plan, 19T-20001 (Tricap) was draft approved by the Town in 2004. The applications to revise the draft approved plans of subdivision, submitted under Section 51(44) of the Planning Act, do not require a statutory public hearing.

The revised plans and supporting material, including the updated MESP and scoped Environmental Impact Statement, have been reviewed by the appropriate authorities, and revised accordingly. The following is a summary of agency comments received:

- The Region of York advised that, as per the Development Charge Credit Agreement for the YDSS Sewer Extension to Holland Landing, Queensville and Sharon, allocation of 5,465 units will be available to the Town. Of this amount, approximately 1,477 units [(5,465 – 750 Town reserve) x 31.33 %] will be directed to Holland Landing. This number (1,477) may be revised as per Clause 4(d) of the Agreement pertaining to additional servicing capacity based on a water/wastewater conservation program.

Registration of the subject plans of subdivision may proceed in phases, based on the availability of water and sewer servicing infrastructure. The timing of the infrastructure below is the current estimate and may change as each progresses, and is provided for information purposes only.

Phase 1	<ul style="list-style-type: none"> • YDSS Extension to Q/HL/S – Q2 2012 expected completion • Queensville North ET – Q4 2011 expected completion
Phase 2	<ul style="list-style-type: none"> • Duffin Creek expansion – Q4 2010 expected completion • YDSS Flow controls – Q2 2010 expected completion
Phase 3	<ul style="list-style-type: none"> • SE collector – Q4 2013 expected completion (registration may occur 18 months prior)
Phase 4	<ul style="list-style-type: none"> • SE collector – Q4 2013 expected completion (registration may occur 6 months prior)
Anything Beyond the 1,477 units of allocation in Holland Landing may require	<ul style="list-style-type: none"> • Upper York Sewage Solutions – 2016 anticipated completion • Primary Trunk located in Durham Region (refer to Wastewater Master Plan) – expected completion date is yet to be determined • Duffin Creek WPCP Outfall/Effluent Strategy – 2015 expected completion • Holland Landing Central ET – 2015 expected completion

Prior to the registration of any phase of any of the subject subdivision plans, the Town shall advise York Region that the cumulative number of units to be registered does not exceed the number of units set out in the DCC Agreement (Schedules H and E-1). Phasing of the plans of subdivision may be further defined by York Region’s Water and Wastewater Servicing Allocation protocol and a Town phasing plan.

In accordance with York Region’s servicing protocol respecting draft approval prior to servicing allocation being available, it is requested that all residential lands be subject to an Holding ‘H’ Zone. In addition, it is requested that the Town apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval. In summary,

York Region has no objection to the revised draft plans subject to the modifications to the conditions of draft plan approval as outlined in the appendices attached to this report.

The Region has provided draft modifications to the Conditions of Draft Plan Approval. Final confirmation will be submitted by the Region and any minor modifications made prior to ratification by Council.

- The Lake Simcoe Region Conservation Authority has reviewed the red-lined plans in accordance with the Updated MESP and Scoped EIS for Holland Landing and has no objections to approval of the revised plans, subject to the requested revisions to the current conditions of draft approval.

FINANCIAL IMPLICATIONS

The final approval and registration of these applications will result in an increase in assessment. As is the case for planning related applications, a person or public body has the right to appeal any decision, or lack thereof, under the provisions of the Planning Act. Should any appeals be received, any budget implications would be discussed more specifically at that time. The advancement of this development proposal will also facilitate the front-ending of required infrastructure to support the development of the Holland Landing community. Conditions of draft plan approval have been included which require payment of the Town's current development charge rate and Community Capital Contribution.

ALIGNMENT WITH STRATEGIC PLAN

Council endorsed a Strategic Plan for the Town of East Gwillimbury in November 2005. This Strategic Plan represents Council's vision for the future direction of the Corporation and establishes the framework for all projects and plans to be undertaken by the Town. The consideration and review of this development falls within the framework of the Town's strategic pillar pertaining to the management of growth to ensure a sustainable community.

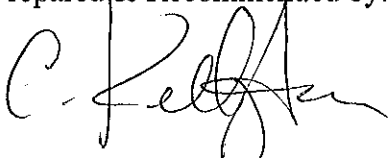
ATTACHMENTS

- Appendix 1 – General Location
- Appendix 2 – 19T-90015 Revised Draft-Approved Plans of Subdivision
- Appendix 3 – 19T-90015 Revisions to Conditions of Draft Approval
- Appendix 4 – 19T-89112 Revised Draft-Approved Plans of Subdivision
- Appendix 5 – 19T-89112 Revisions to Conditions of Draft Approval
- Appendix 6 – 19T-94036 Revised Draft-Approved Plans of Subdivision
- Appendix 7 – 19T-94036 Revisions to Conditions of Draft Approval
- Appendix 8 – 19T-88085 Revised Draft-Approved Plans of Subdivision
- Appendix 9 – 19T-88085 Revisions to Conditions of Draft Approval
- Appendix 10 – 19T-95088 Revised Draft-Approved Plans of Subdivision

- Appendix 11 – 19T-95088 Revisions to Conditions of Draft Approval
- Appendix 12 – 19T-90019 Revised Draft-Approved Plans of Subdivision
- Appendix 13 – 19T-90019 Revisions to Conditions of Draft Approval
- Appendix 14 – 19T-20001 Revised Draft-Approved Plans of Subdivision
- Appendix 15 – 19T-20001 Revisions to Conditions of Draft Approval
- Appendix 16 – Correspondence from Holland Landing Landowners Group (Oct. 20, 2009)

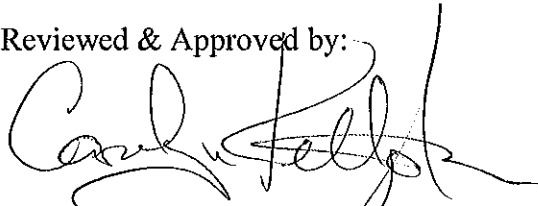
This report has been reviewed by the Senior Management Team.

Prepared & Recommended by:



Joanne
Joanne Arbour, MCIP, RPP
Consulting Planner
Arbour Consulting Inc.

Reviewed & Approved by:



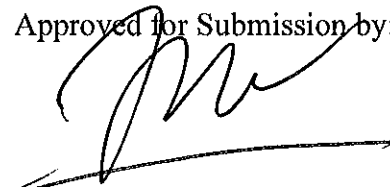
Carolyn Kellington, MCIP, RPP
Manager, Community Planning and
Development

Reviewed and Approved by:



Valerie Shuttleworth, MCIP, RPP
General Manager
Planning and Building Services

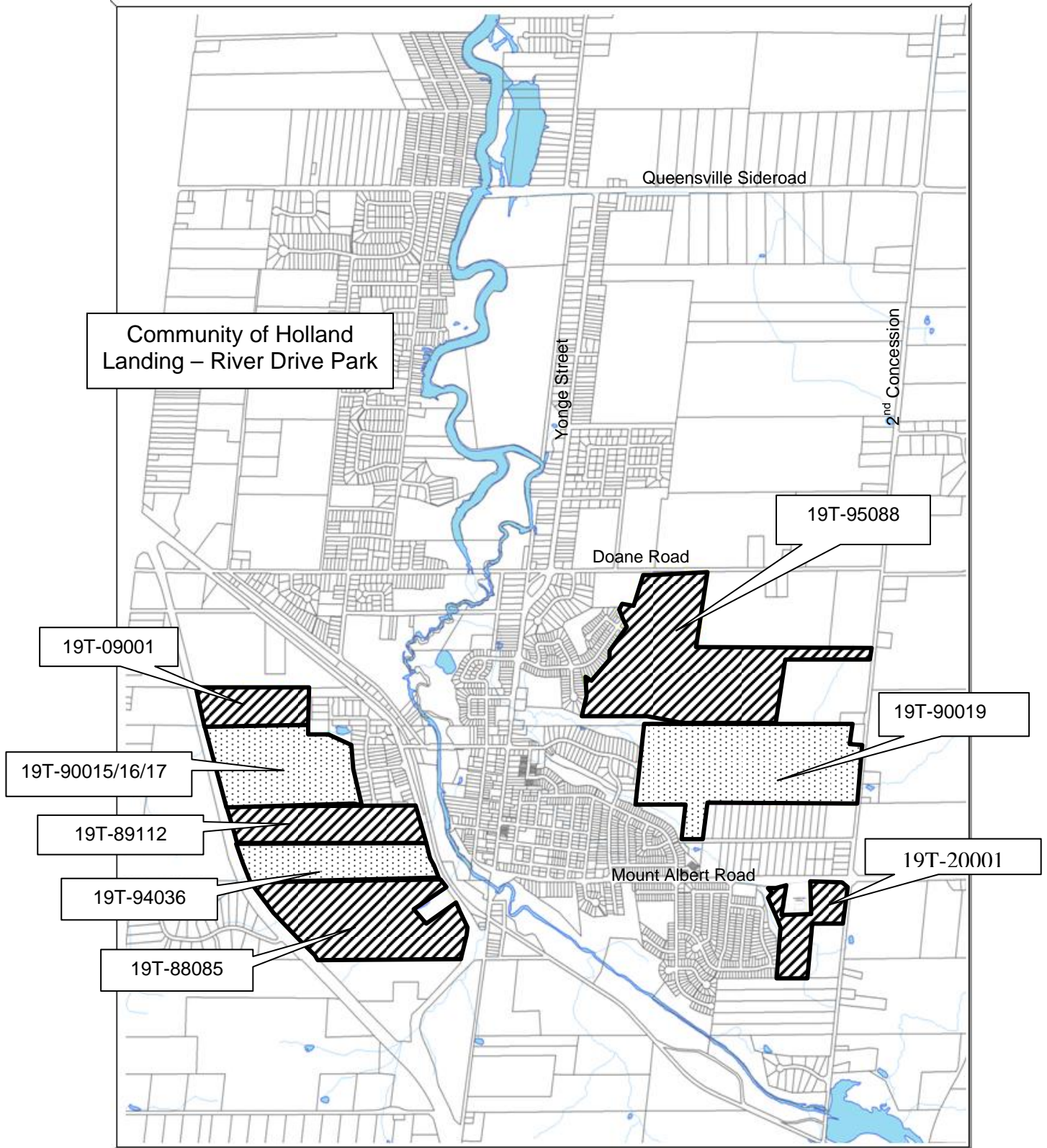
Approved for Submission by:



Thomas R. Webster
Chief Administrative Officer

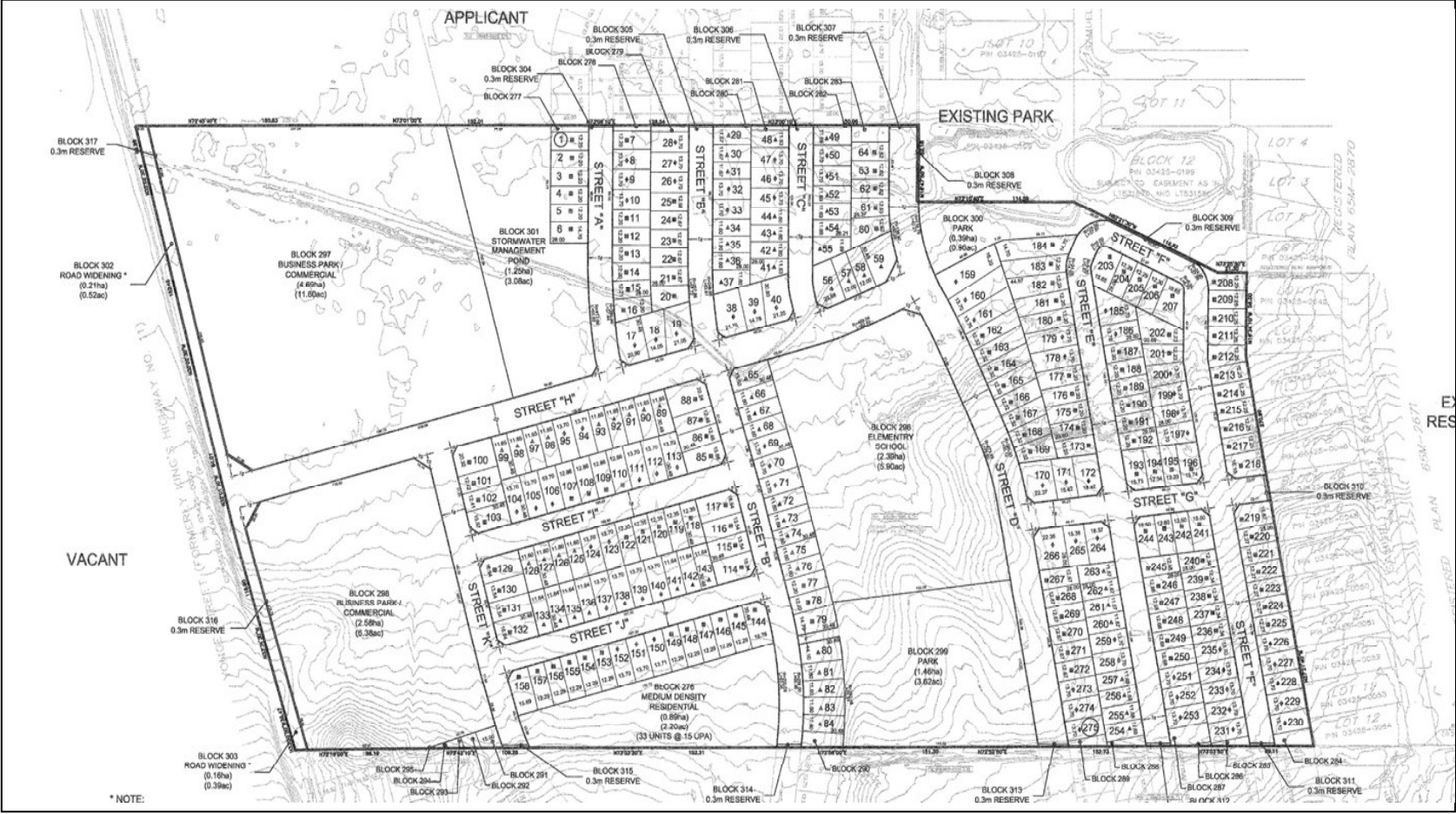
APPENDIX 1

GENERAL LOCATION



APPENDIX 2 - 19T-90015

REVISED DRAFT PLAN OF SUBDIVISION



APPENDIX 3 - 19T-90015

REVISIONS TO DRAFT PLAN CONDITIONS

ONTARIO MUNICIPAL BOARD (File S950036)
CONDITIONS OF DRAFT PLAN APPROVAL DATED MARCH 5, 1997
AS AMENDED BY THE TOWN OF EAST GWILLIMBURY JUNE 21, 2010

FILE:	19T-90015 (Revised)
APPLICANT:	731011 Ontario Limited and 627844 Ontario Limited (Kerbel Group)
LOCATION:	Lot 108, Concession 2 Town of East Gwillimbury

The following conditions, listed by number, of the March 5, 1997 Ontario Municipal Board decision, are hereby deleted and replaced, revised, deleted or added, as noted. All remaining conditions of draft approval, not listed, remain in effect.

TOWN OF EAST GWILLIMBURY

CONDITION	MODIFICATION
1.	Replace with: "Approval shall relate to a draft plan of subdivision prepared by MMM Group Limited, dated November 7, 2008."
5.	Replace with: "The Owner shall convey Blocks 299 and 300, free of all charge and encumbrances, to the Town for parks purposes."
6.	Add : "The Holding(H) Zone provisions of the Planning Act shall be used in conjunction with all residential zone categories, and may be removed upon availability and allocation of water and sanitary servicing capacity to this plan or any phase thereof."
13.	Revise: "Block 255" to "Block 301".
14.	Replace with: "The Owner agrees to enter into a spine services agreement with the Town to provide for external and joint infrastructure required as part of the approved Master Servicing Plan (as revised)."
28.	Revise: "Blocks 247, 248, 249, 250 and 251" to "Blocks 277-283" Add: "Similarly, Blocks 284-295 inclusive shall be developed only in conjunction with abutting lands to the north within 19T-09001."
39.	Replace with: "The Owner shall agree to abide by a Community Capital Contribution charges accord, signed and dated June 15, 2009."

41.	Replace with: “Prior to final approval, an EIS shall be completed in accordance with the agreed upon terms of reference, and approved to the satisfaction of the Town.”
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REGIONAL MUNICIPALITY OF YORK

CONDITION	MODIFICATION																		
42.	<p>Replace with:</p> <p>“Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of East Gwillimbury for this plan of subdivision or any phase thereof, if the plan is to be registered in phases. Prior to final approval for any residential units in the east and west Holland Landing expansion areas, the following shall occur:</p> <p>(a) the Town has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure;</p> <p style="text-align: center;">OR,</p> <p>(b) York Region has advised that adequate water and sanitary sewer capacity is available to this development in accordance with the Development Charge Credit Agreement for the YDSS Sewer Extension, and of the following requirements for the timing of each phase:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Phase</th> <th style="width: 60%;">Requirments for Registration</th> <th style="width: 30%;">Max. No. of Units (Cummulative)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Expected completion of YDSS Extension and Queensville North ET is within 6 months</td> <td style="text-align: center;">146</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*</td> <td style="text-align: center;">381</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Expected completion of SE collector sewer is within 18 months.*</td> <td style="text-align: center;">538</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Expected completion of Southeast collector sewer is within 6 months.*</td> <td style="text-align: center;">1,477</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*</td> <td style="text-align: center;">1,477+</td> </tr> </tbody> </table> <p style="text-align: center;">*To proceed with any Phase, requirements of the previous Phase must be met.</p> <p style="text-align: center;">OR,</p> <p>(c) the Regional Commissioner of Environmental Services and the Town has</p>	Phase	Requirments for Registration	Max. No. of Units (Cummulative)	1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146	2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381	3	Expected completion of SE collector sewer is within 18 months.*	538	4	Expected completion of Southeast collector sewer is within 6 months.*	1,477	5	Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*	1,477+
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	confirmed servicing allocation for this development by a suitable alternative method and the Town has allocated such capacity.”
43.	(c) Revise: “60 metre taper” to “80 metre taper”, and “Street I” to “Street H” (d) Repace with: “a 0.3metre reserve across the full Yonge Street frontage, except at the approved access location, adjacent to the widening.”
44.	Replace with: “The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.”
45.	Replace with: “Prior to final approval, the Owner shall demonstrate that elevation along the streetline shall be 0.3m above the Regional road centre-line elevations, unless otherwise specified by the Region.”
46.	Revise: “Street I” to “Street H” Add: “Street H shall be designed to intersect Yonge Street at a right angle, or on a common tangent”
47.	Add: “sidewalks and” after “and all proposed....”
48.	Revise: “Blocks 254 and 256” to “Blocks 297 and 298”. Add: “The Owner shall agree to remove all existing driveways along Regional road frontage as part of subdivision work.”
51.	Delete: “and which may incorporate”legislation”
Add the following Conditions 64 to 73, inclusive:	
64.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan for the Region’s approval.
65.	Prior to final approval, the Owner shall submit landscaping drawings for the Regional road right-of-way, in accordance with the Streetscaping Policy Street Tree Planting List. Any landscaping or features other than tree planting (e.g. flower beds, shrubs,) shall be approved and maintained by the Town to the Region’s standards, and otherwise will be removed by the Region at the cost of the Town.
66.	Prior to final approval, the Owner shall submit to the Region, in accordance

	<p>with the <i>Environmental Protection Act</i> and O. Reg. 153/04 <i>Records of Site Condition Part XV.1 of the Act</i> (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and the lands to be conveyed to York Region (the "Assessment"). Based on the findings of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental documentation must verify that York Region shall be entitled to rely on such reports or documentation in their entirety.</p>
67.	<p>Prior to final approval, the Owner shall certify that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the <i>Environmental Protection Act</i> O. Reg. 153/04 full depth generic site condition standards, or any other government authority standards, applicable to the intended use of the lands by York Region; and (ii) in such a manner, condition or emanating from the lands in such a way that would result in liability under applicable environmental laws.</p>
68.	<p>Prior to final approval, the Owner shall submit to the satisfaction of York Region, an addendum to the functional transportation report which outlines the following:</p> <ul style="list-style-type: none"> (a) The necessary Regional road improvements and intersections works for this plan, including but not limited to, the need for auxiliary turning lanes and traffic signals. (b) Sufficient analysis and justification to support the future provision of right-in/right-out access onto Yonge Street for Blocks 297 and 298. <p>Furthermore, the owner shall agree in the subdivision agreement to implement the road improvements from point <u>a</u>) above, as per the recommendations of the approved report.</p> <p>At this point, no direct access from Blocks 297 and 298 within this Draft Plan of Subdivision shall be permitted to Yonge Street. However, further consideration may be given by York Region to Right-In/Right-Out access onto Yonge Street for each of these blocks, subject to the findings of this functional transportation report.</p>
69.	<p>The Owner shall agree in the subdivision agreement, to be responsible for: (i)</p>

	<p>determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works; (ii) making any adjustments or relocations to accommodate the applicable authorities' minimum vertical clearances for aerial cable systems and minimum spacing and cover requirements, prior to any construction, and (iii) ensuring that no local underground services will be installed within a Regional road allowance.</p>																																								
70.	<p>The Owner shall agree to install to Town standards and convey to the Town: (i) sidewalks on both sides of roads to have transit services (Street H, Street D and Highway 11), unless only one side of the street is within limits of the plan; (ii) a concrete pedestrian connection from Street H to Highway 11; (iii) illumination along roads to have transit services, and pedestrian connections; and (iv) a minimum pavement width of 3.5m and minimum curb radius of 15m on Streets 'H' and 'D' to accommodate transit vehicles.</p>																																								
71.	<p>The Owner shall agree to install concurrent with sidewalk construction, passenger standing areas/shelter pads, to be owned and maintained by the Region, at the following locations, as confirmed by YRT:</p> <table border="1" data-bbox="418 1161 1409 1507"> <thead> <tr> <th>ON Street</th> <th>AT Street</th> <th>Location</th> <th>Standard</th> <th>Traffic Signal Request</th> </tr> </thead> <tbody> <tr> <td>Street 'H'</td> <td>Street 'K'</td> <td>SW</td> <td>YRT-1.02</td> <td>No</td> </tr> <tr> <td>Street 'H'</td> <td>On the Opposite side of Street 'K'</td> <td>NE</td> <td>YRT-1.02</td> <td>No</td> </tr> <tr> <td>Street 'H'</td> <td>Street 'B'</td> <td>SW</td> <td>YRT-1.02</td> <td>No</td> </tr> <tr> <td>Street 'H'</td> <td>Street 'B'</td> <td>NE</td> <td>YRT-1.01</td> <td>No</td> </tr> <tr> <td>Street 'H'</td> <td>Street 'D'</td> <td>SW</td> <td>YRT-1.02</td> <td>No</td> </tr> <tr> <td>Street 'D'</td> <td>Street 'G'</td> <td>SE</td> <td>YRT-1.01</td> <td>No</td> </tr> <tr> <td>Street 'D'</td> <td>Opposite side of Street 'G' at Lot 266</td> <td>W</td> <td>YRT-1.01</td> <td>No</td> </tr> </tbody> </table> <p>The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline.</p>	ON Street	AT Street	Location	Standard	Traffic Signal Request	Street 'H'	Street 'K'	SW	YRT-1.02	No	Street 'H'	On the Opposite side of Street 'K'	NE	YRT-1.02	No	Street 'H'	Street 'B'	SW	YRT-1.02	No	Street 'H'	Street 'B'	NE	YRT-1.01	No	Street 'H'	Street 'D'	SW	YRT-1.02	No	Street 'D'	Street 'G'	SE	YRT-1.01	No	Street 'D'	Opposite side of Street 'G' at Lot 266	W	YRT-1.01	No
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72.	<p>The Owner shall agree to advise all potential purchasers of the existing and future transit services, bus stops and shelter locations.</p>																																								

YORK REGION BOARD OF EDUCATION

CONDITION	MODIFICATION
52.	Revise "Block 253" to "Block 296", and "2.4ha" to "2.39ha".

54.	Revise “Block 253” to “Block 296”.
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LAKE SIMCOE REGION CONSERVATION AUTHORITY

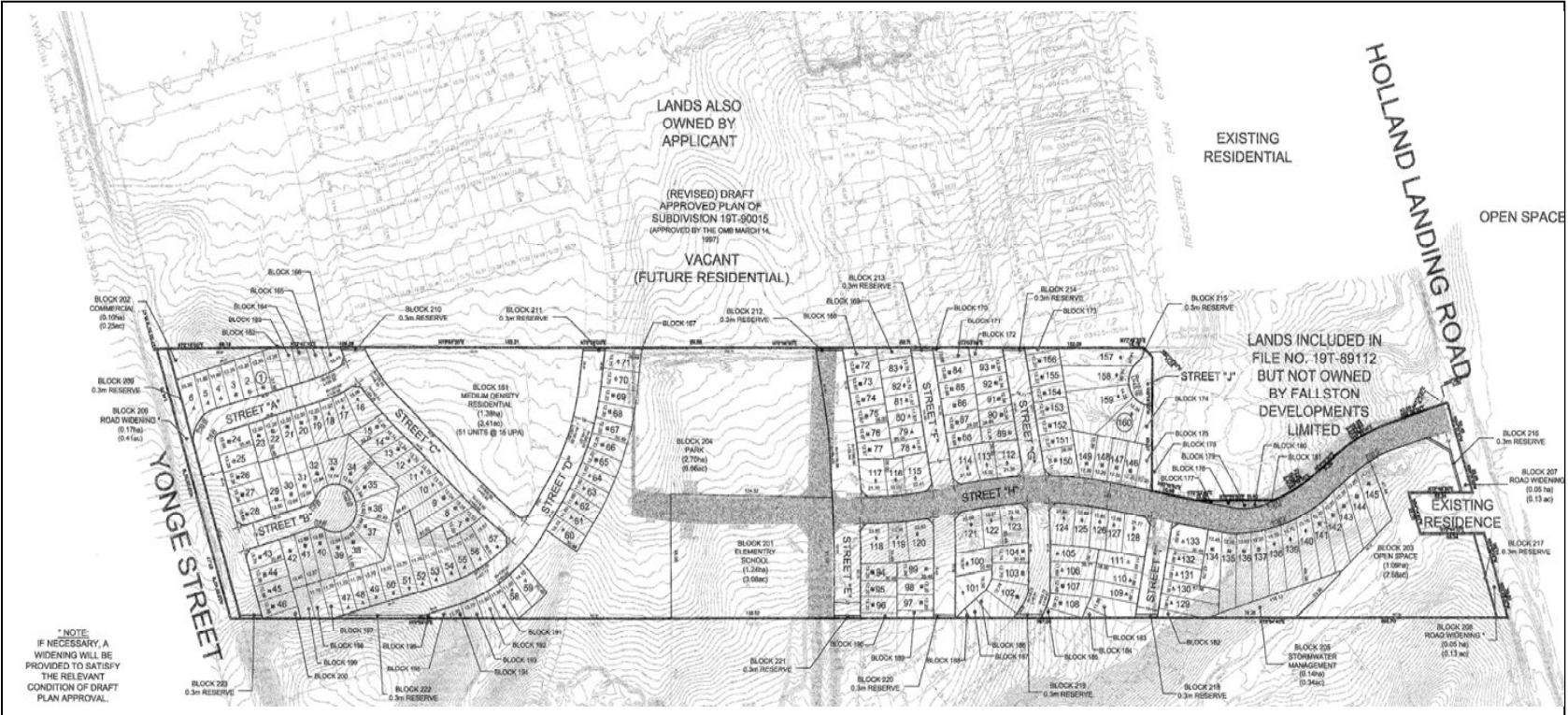
CONDITION	MODIFICATION
60.	<p>Replace with: “That prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Town:</p> <ul style="list-style-type: none"> • A Geotechnical Report for the proposed stormwater pond, • A Landscaping Plan for the proposed stormwater pond • An Erosion and Sedimentation Control Plan • A Grading and Drainage Plan • An agreement of any easement requirements for stormwater management purposes.”
61.	Add: “c) to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the LSRCA.”
62.	Replace with: “That prior to final approval, a compensation strategy demonstrating the means to compensate for the loss of aquatic (e.g. fish habitat) and terrestrial (e.g. woodland) resources shall be prepared to the satisfaction of the LSRCA and Town.”
62.	Add: “Prior to issuance of a clearance letter, the LSRCA shall require: (a) a copy of the executed subdivision agreement, (b) a copy of the draft M-Plan (c) a letter from the developer’s planning consultant detailing how each condition has been fulfilled to the LSRCA’s satisfaction.”

FINAL APPROVAL FOR REGISTRATION

CONDITION	MODIFICATION
Re-number former Conditions “64 - 69” to Conditions “73 - 78”	
73.	Revise: Conditions “65 to 68” to Conditions “74 to 77”
75.	Add: “and Conditions 64 to 73 and Condition 6”, after “inclusive..”

APPENDIX 4 - 19T-89112

REVISED DRAFT PLAN OF SUBDIVISION



APPENDIX 5 - 19T-89112

REVISIONS TO DRAFT PLAN CONDITIONS

ONTARIO MUNICIPAL BOARD
CONDITIONS OF DRAFT PLAN APPROVAL
AS AMENDED BY THE TOWN OF EAST GWILLIMBURY JUNE 21, 2010

FILE:	19T-89112 (Revised)
APPLICANT:	Falston Developments Ltd. (Kerbel Group)
LOCATION:	Lot 107, Concession 1 Town of East Gwillimbury

The following conditions, listed by number, of the May 9, 1997 Ontario Municipal Board decision, are hereby deleted and replaced, revised, deleted or added, as noted. All remaining conditions of draft approval, not listed, remain in effect.

TOWN OF EAST GWILLIMBURY

CONDITION	MODIFICATION
1.	Replace with: "Approval shall relate to a draft plan of subdivision prepared by MMM Group Limited, dated November 7, 2008', as revised June 7, 2010.
5.	Replace with: "The Owner shall convey Block 204 to the Town for parks purposes free of all charge and encumbrances."
9.	Add: "The Holding (H) Zone provisions of the Planning Act shall be used in conjunction with all residential zone categories, and may be removed upon availability and allocation of water and sanitary servicing capacity to this plan or any phase thereof."
16.	Revise: "Blocks 137 and 144" to "Block 205".
17.	Replace with: "The Owner agrees to enter into a spine services agreement with the Town to provide for external and joint infrastructure required as part of the Master Servicing Plan (as required)."
18.	Revise: "Block 138" to "Block 203".
31.	Revise: "Lots 40 to 45" to "Blocks 162 to 181" Add: "Similarly, Blocks 182 to 200, inclusive, shall be developed only in conjunction with abutting lands to the south within 19T-94036."

42.	Replace with: “The Owner shall agree to abide by a Community Capital Contribution charges accord, signed and dated June 15, 2009.”
44.	Replace with: “Prior to final approval, an EIS shall be completed in accordance with the agreed upon terms of reference, and approved to the satisfaction of the Town of East Gwillimbury.”

REGIONAL MUNICIPALITY OF YORK

CONDITION	MODIFICATION															
45.	<p>Replace with:</p> <p>“Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of East Gwillimbury for this plan of subdivision or any phase thereof, if the plan is to be registered in phases. Prior to final approval for any residential units in the east and west Holland Landing expansion areas, the following shall occur:</p> <p>(d) the Town has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure;</p> <p style="text-align: center;">OR,</p> <p>(e) York Region has advised that adequate water and sanitary sewer capacity is available to this development in accordance with the Development Charge Credit Agreement for the YDSS Sewer Extension, and of the following requirements for the timing of each phase:</p> <table border="1" style="width: 100%; margin-left: 40px;"> <thead> <tr> <th style="width: 10%;">Phase</th> <th style="width: 60%;">Requirments for Registration</th> <th style="width: 30%;">Max. No. of Units (Cummulative)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Expected completion of YDSS Extension and Queensville North ET is within 6 months</td> <td style="text-align: center;">146</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*</td> <td style="text-align: center;">381</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Expected completion of SE collector sewer is within 18 months.*</td> <td style="text-align: center;">538</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Expected completion of Southeast collector sewer is within 6 months.*</td> <td style="text-align: center;">1,477</td> </tr> </tbody> </table>	Phase	Requirments for Registration	Max. No. of Units (Cummulative)	1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146	2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381	3	Expected completion of SE collector sewer is within 18 months.*	538	4	Expected completion of Southeast collector sewer is within 6 months.*	1,477
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	5	Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*	1,477+
*To proceed with any Phase, requirements of the previous Phase must be met.			
OR,			
<p>(f) the Regional Commissioner of Environmental Services and the Town has confirmed servicing allocation for this development by a suitable alternative method and the Town has allocated such capacity.”</p>			
48.	Add:“sidewalks and” following “..all proposed...”		
50.	Revise:“Lot 1 and Blocks 138, 141 and 144” to “Lot 6 and Block 203” Add:“The Owner agrees to remove all existing driveways along Regional road frontage as part of subdivision work.”		
57.	Delete:“..and which may incorporate....legislation”		
Add the following Conditions 70 to 83			
70.	The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town of East Gwillimbury and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.		
71.	Prior to final approval, the Owner shall submit to the Region, in accordance with the <i>Environmental Protection Act</i> and O. Reg. 153/04 <i>Records of Site Condition Part XV.1 of the Act</i> (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner’s lands and the lands to be conveyed to York Region (the “Assessment”). Based on the findings of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental documentation must verify that York Region shall be entitled to rely on such reports or documentation in their entirety.		
72.	Prior to final approval, the Owner shall certify that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to		

	York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the <i>Environmental Protection Act</i> O. Reg. 153/04 full depth generic site condition standards, or any other government authority standards, applicable to the intended use of the lands by York Region; and (ii) in such a manner, condition or emanating from the lands in such a way that would result in liability under applicable environmental laws.
73.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan for the Region's approval.
74.	Prior to final approval, the Owner shall demonstrate that elevations along the streetline shall be 0.3 metres above the Regional road centreline elevations, unless otherwise specified by the Region.
75.	The Owner shall agree to be responsible to decommission any existing wells in accordance with provincial requirements and to the satisfaction of the Town.
76.	Prior to final approval, the Owner shall submit landscaping drawings for the Regional road right-of-way, in accordance with the Streetscaping Policy Street Tree Planting List. Any landscaping or features other than tree planting (e.g. flower beds, shrubs,) shall be approved and maintained by the Town to the Region's standards, and otherwise will be removed by the Region at the cost of the Town.
77.	Prior to final approval, the Owner shall submit to the satisfaction of York Region, an addendum to the functional transportation report which outlines the necessary Regional road improvements and intersections works for this plan, including but not limited to, the need for auxiliary turning lanes and traffic signals.
78.	The Owner shall agree in the subdivision agreement, to be responsible for: (i) determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works; (ii) making any adjustments or relocations to accommodate the applicable authorities' minimum vertical clearances for aerial cable systems and minimum spacing and cover requirements, prior to any construction; and (iii) ensuring that no local underground services will be installed within a Regional

	road allowance.															
79.	The Owner shall agree in the subdivision agreement, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.															
80.	Prior to final approval, the Owner shall submit landscape plans showing proposed planting for headlight screening purposes for approval by the Region. The Owner shall agree to install visual screening along Street A, and within the right-of-way, adjacent to Yonge Street, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum height of 1.8 metres.															
81.	The Owner shall agree to install to Town standards and convey to the Town: (i) sidewalks on both sides of roads to have transit services (Street E and Highway 11), unless only one side of the street is within limits of the plan; (ii) a concrete pedestrian connection from Street A to Highway 11, and from Street to Holland Landing Road; (iii) illumination along roads to have transit services, and pedestrian connections, and; (iv) a minimum pavement width of 3.5m and minimum curb radius of 15m on Street E to accommodate transit vehicles.															
82.	The Owner shall agree to advise all potential purchasers of the existing and future transit services, bus stops and shelter locations.															
83.	<p>The Owner shall agree to install concurrent with sidewalk construction, passenger standing areas/shelter pads, to be owned and maintained by the Region, at the following locations, as confirmed by YRT:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>ON Street</th> <th>AT Street</th> <th>Location</th> <th>Standard</th> <th>Traffic Signal Request</th> </tr> </thead> <tbody> <tr> <td>Street 'E'</td> <td>On opposite site of Street H in front of Lot#117</td> <td>W</td> <td>YRT-1.02</td> <td>No</td> </tr> <tr> <td>Highway 11</td> <td>Street 'A'</td> <td>E</td> <td>YRT-1.02</td> <td>No</td> </tr> </tbody> </table> <p>The Owner may apply for a development charge credit, in accordance with the York Region - Road Works guideline.</p>	ON Street	AT Street	Location	Standard	Traffic Signal Request	Street 'E'	On opposite site of Street H in front of Lot#117	W	YRT-1.02	No	Highway 11	Street 'A'	E	YRT-1.02	No
ON Street	AT Street	Location	Standard	Traffic Signal Request												
Street 'E'	On opposite site of Street H in front of Lot#117	W	YRT-1.02	No												
Highway 11	Street 'A'	E	YRT-1.02	No												

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LAKE SIMCOE REGION CONSERVATION AUTHORITY

CONDITION	MODIFICATION
59.	<p>Replace with: “That prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Town:</p> <ul style="list-style-type: none"> (a) A Geotechnical Report for the proposed stormwater pond, (b) A Landscaping Plan for the proposed stormwater pond (c) An Erosion and Sedimentation Control Plan (d) A Grading and Drainage Plan (e) An agreement of any easement requirements for stormwater management purposes.”
61.	<p>Replace with: “That prior to final approval, a compensation strategy demonstrating the means to compensate for the loss of aquatic (e.g. fish habitat) and terrestrial (e.g. woodland) resources shall be prepared to the satisfaction of the LSRCA and the Town.”</p>
62.	<p>Add: “ The owner shall agree in the subdivision agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the LSRCA.”</p>
63.	<p>Replace with: “Prior to issuance of a clearance letter, the LSRCA shall require:</p> <ul style="list-style-type: none"> (a) a copy of the executed subdivision agreement, (b) a copy of the draft M-Plan (c) a letter from the developer’s planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the LSRCA.”

CANADIAN NATIONAL RAILWAY COMPANY

CONDITION	MODIFICATION
64.	<p>A minimum dwelling setback from the railway right-of-way of 30 metres is required. Appropriate setback provisions should be included in the Zoning By-law.</p>

65.	The Owner is required to engage a consultant to undertake an analysis of noise and vibration. Upon review and approval of the noise and vibration reports, all recommendations provided should be included in the Subdivision Agreement.
66.	<p>The Owner shall agree in the subdivision agreement, in wording satisfactory to CN Rail, to the following:</p> <p>(a) Construct and maintain an earthen berm a minimum of 2.0 metres above grade at the property line, having side slopes not steeper than 2.5:1, parallel to the railway right-of-way with returns at the ends. The Railway may consider other measures, subject to the review of the noise report.</p>
67.	<p>The Owner shall include in the subdivision agreement and insert in all Agreements of Purchase and Sale or Lease for each dwelling unit within 300 metres of the railway right- of-way the following warning clause:</p> <p>“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land 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 the railway or its assigns or successors as aforesaid may expand its operations, which expansion 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). CNR 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.”</p>
68.	The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN Rail.
69.	The Owner shall enter into and Agreement stipulating how CN’s concerns will be resolved and will pay CN’s reasonable costs in preparing and negotiating the agreement.

YORK REGION ROMAN CATHOLIC SEPARATE SCHOOL BOARD

CONDITION	MODIFICATION
Add Conditions 84 to 89 as follows:	
84.	The Owner shall enter into an agreement satisfactory to the York Region Roman Catholic Separate School Board for the transfer of part of one Catholic Elementary School site, of size, shape, and location as shown on the draft plan and identified as Block 201 (1.24 ha).
85.	<p>The Owner shall agree in the subdivision agreement, in wording satisfactory to The York Region Roman Catholic Separate School Board:</p> <ul style="list-style-type: none"> (a) to grade the school site to conform to the overall grade plan of the subdivision and in doing so shall replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands. If in compliance with this clause, the addition of fill, the removal of existing soil, or, in any way, the alteration of the existing grading results in increased costs to the Board, then, and in that event, the Owner shall, upon demand, reimburse the Board for such additional costs; (b) to construct a chain link fence 1.8 metres in height along all boundaries of the school site wherever the school property adjoins residential lots (walkway entrances excepted); (c) to construct the fence at such time as the construction of the adjacent dwelling units are completed; (d) to erect on the school site, at such time as the school access street is constructed, a visible sign of the dimensions and containing the words in an order, form and configuration required and approved by the Board; and (e) to provide the foregoing at no cost to the Board.
86.	<p>The Owner shall submit to The York Region Roman Catholic Separate School Board a report from a qualified consultant concerning:</p> <ul style="list-style-type: none"> (a) the suitability of Block 201 for construction purposes relating to soil bearing factors, surface drainage, and topography; (b) environmental testing of Block 201 in order to ensure that the site is clear and free of all contaminants and unfit soil; (c) the availability of natural gas, electrical, water, storm sewer, and sanitary sewer services.
87.	The Town of East Gwillimbury shall submit to The York Region Roman Catholic Separate School Board, at no cost to the Board, a certificate

	<p>concerning:</p> <p>(a) the availability of a satisfactory water supply; and</p> <p>(b) an acceptable method of sewage disposal.</p>
88.	The Owner shall agree in the subdivision agreement, in wording acceptable to The York Region Roman Catholic Separate School Board, that the services referred to in the above Condition, complete with inspection manholes, shall be installed to the property line of said school site and positioned as designated by the Board, at no cost to the Board, allowing time for Board approval of said services prior to the registration of the plan.
89.	That the Board be advised by the Regional Municipality of York and the Town of East Gwillimbury, prior to registration, if any easements, walkways or water retention areas are planned for the selected school site as this will determine the acceptance of said site.

FINAL APPROVAL FOR REGISTRATION

CONDITION	MODIFICATION
Re-number Conditions “70 to 75” to Conditions “90 to 96”	
90.	Revise: Conditions “1 to 69” to Conditions “91 to 95”.
92.	Revise: Conditions “45 to 57” to Conditions “9, 45 to 57, and 70 to 83”
95.	Add: “The York Region Roman Catholic Separate School Board shall advise that Conditions 84 to 89, inclusive, have been satisfied. The clearance letter shall contain a brief statement detailing how each condition has been met.”
96.	Replace with:“Where final approval for registration has not been given within three years after the date upon which approval to the proposed plan of subdivision was given, the Town of East Gwillimbury may, in its discretion, and pursuant to the Planning Act, take whatever actions necessary to withdraw its approval to this proposed plan of subdivision, unless approval has been sooner withdrawn.

APPENDIX 7 - 19T-94036

REVISIONS TO DRAFT PLAN CONDITIONS

ONTARIO MUNICIPAL BOARD
CONDITIONS OF DRAFT PLAN APPROVAL
AS AMENDED BY THE TOWN OF EAST GWILLIMBURY JUNE 21, 2010

FILE:	19T-94036 (Revised)
APPLICANT:	LRT Technologies Inc.
LOCATION:	Lot 107, Concession 1 Town of East Gwillimbury

The following conditions, listed by number, of the March 10, 1997 Ontario Municipal Board decision, are hereby deleted and replaced, revised, deleted or added, as noted. All remaining conditions of draft approval, not listed, remain in effect.

TOWN OF EAST GWILLIMBURY

CONDITION	MODIFICATION
1.	Replace with: "Approval shall relate to a draft plan of subdivision prepared by MMM Group Limited, dated November 7, 2008."
5.	Replace with: "The Owner shall convey Block 170, free of all charge and encumbrances, for parks purposes."
8.	Add: "The Holding(H) Zone provisions of the Planning Act shall be used in conjunction with all residential zone categories, and may be removed upon availability and allocation of water and sanitary servicing capacity to this plan or any phase thereof."
15.	Revise: "Blocks 129 and 130" to "Blocks 172 and 173".
16.	Replace with: "The Owner agrees to enter into a spine services agreement with the Town to provide for external and joint infrastructure required as part of the approved Master Servicing Plan (as revised)"
17.	Revise: "Blocks 11, 127, and 128" to "Block 171"
30.	Revise: "Blocks 102 to 114 and 116 to 123" to "Blocks 140-168". Add: "Similarly, Blocks 121 to 138 shall only develop in conjunction with lands in the abutting plan 19T-90015 to the north"

41.	Replace with: “The Owner shall agree to abide by a Community Capital Contribution charges accord, signed and dated June 15, 2009.”
42.	Replace with: “The Owner shall agree in the subdivision agreement that development charges shall be calculated and paid at the rate current as at the date of the issuance of building permits.”
43.	Replace with: “Prior to final approval, an EIS shall be completed in accordance with the agreed upon terms of reference, and approved by the Town of East Gwillimbury.”

REGIONAL MUNICIPALITY OF YORK

CONDITION	MODIFICATION															
44.	<p>Replace with:</p> <p>“Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of East Gwillimbury for this plan of subdivision or any phase thereof, if the plan is to be registered in phases. Prior to final approval for any residential units in the east and west Holland Landing expansion areas, the following shall occur:</p> <p>(a) the Town has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure;</p> <p style="text-align: center;">OR,</p> <p>(b) York Region has advised that adequate water and sanitary sewer capacity is available to this development in accordance with the Development Charge Credit Agreement for the YDSS Sewer Extension, and of the following requirements for the timing of each phase:</p> <table border="1" style="width: 100%; margin-left: 40px;"> <thead> <tr> <th style="width: 10%;">Phase</th> <th style="width: 60%;">Requirments for Registration</th> <th style="width: 30%;">Max. No. of Units (Cummulative)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Expected completion of YDSS Extension and Queensville North ET is within 6 months</td> <td style="text-align: center;">146</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*</td> <td style="text-align: center;">381</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Expected completion of SE collector sewer is within 18 months.*</td> <td style="text-align: center;">538</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Expected completion of Southeast collector sewer is within 6 months.*</td> <td style="text-align: center;">1,477</td> </tr> </tbody> </table>	Phase	Requirments for Registration	Max. No. of Units (Cummulative)	1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146	2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381	3	Expected completion of SE collector sewer is within 18 months.*	538	4	Expected completion of Southeast collector sewer is within 6 months.*	1,477
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	5	Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*	1,477+
*To proceed with any Phase, requirements of the previous Phase must be met.			
OR,			
(c) the Regional Commissioner of Environmental Services and the Town has confirmed servicing allocation for this development by a suitable alternative method and the Town has allocated such capacity.”			
45.	Add: “(d) the remainder of the 15.0 metre by 15.0 metre daylight triangle at the northwest corner of Street B and Holland Landing Road, as identified on adjacent plan 19T-88085.E, and (e) an additional 2.0 metre widening, 30.0 metres in length, together with a 60.0 metre taper for a southbound right-turn lane at Street B and Holland Landing Road under file 19T-88085.E.”		
46.	Add: “sidewalks and”, following “..and all proposed.”		
51.	Add: “(Block 120)” after Holland Landing Road, and “(Block 119)” after Yonge Street. “The Owner shall agree to remove all existing driveways along Regional road frontages as part of the subdivision work.”		
53.	Delete: “and which may incorporate....legislation”		
Add the following Conditions 72 to 85			
72.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan for the Region’s approval.		
73.	The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town of East Gwillimbury and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.		
74.	Prior to final approval, the Owner shall demonstrate that elevations along the streetline shall be 0.3 metres above the Regional road centreline elevations, unless otherwise specified by the Region.		
75.	Prior to final approval, the Owner shall submit landscaping drawings for the Regional road right-of-way, in accordance with the Streetscaping Policy Street		

	Tree Planting List. Any landscaping or features other than tree planting (e.g. flower beds, shrubs,) shall be approved and maintained by the Town to the Region’s standards, and otherwise will be removed by the Region at the cost of the Town.
76.	Prior to final approval, the Owner shall submit to the Region, in accordance with the <i>Environmental Protection Act</i> and O. Reg. 153/04 <i>Records of Site Condition Part XV.1 of the Act</i> (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner’s lands and the lands to be conveyed to York Region (the “Assessment”). Based on the findings of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental documentation must verify that York Region shall be entitled to rely on such reports or documentation in their entirety.
77.	Prior to final approval, the Owner shall certify that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the <i>Environmental Protection Act</i> O. Reg. 153/04 full depth generic site condition standards, or any other government authority standards, applicable to the intended use of the lands by York Region; and (ii) in such a manner, condition or emanating from the lands in such a way that would result in liability under applicable environmental laws.
78.	The Owner shall agree to be responsible to decommission any existing wells in accordance with provincial requirements and to the satisfaction of the Town.
79.	Prior to final approval, the Owner shall submit to the satisfaction of York Region, an addendum to the functional transportation report which outlines the necessary Regional road improvements and intersections works for this plan, including but not limited to, the need for auxiliary turning lanes and traffic signals.
80.	“The Owner shall agree in the subdivision agreement, to be responsible for: (i) determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works; (ii) making any adjustments or relocations to accommodate the applicable

	<p>authorities' minimum vertical clearances for aerial cable systems and minimum spacing and cover requirements, prior to any construction, and (iii) ensuring that no local underground services will be installed within a Regional road allowance."</p>															
81.	<p>The Owner shall agree to install to Town standards and convey to the Town: (i) sidewalks on both sides of roads to have transit services (Street C and Highway 11), unless only one side of the street is within limits of the plan; (ii) a concrete pedestrian connection from Street H to Highway 11; (iii) illumination along roads to have transit services, and pedestrian connections, and (iv) a minimum pavement width of 3.5m and minimum curb radius of 15m on Street C to accommodate transit vehicles.</p>															
82.	<p>The Owner shall agree to install concurrent with sidewalk construction, passenger standing areas/shelter pads, to be owned and maintained by the Region, at the following locations, as confirmed by YRT:</p> <table border="1" data-bbox="428 989 1395 1150"> <thead> <tr> <th>ON Street</th> <th>AT Street</th> <th>Location</th> <th>Standard</th> <th>Traffic Signal Request</th> </tr> </thead> <tbody> <tr> <td>Street C</td> <td>Street B</td> <td>NW</td> <td>YRT-1.02</td> <td>No</td> </tr> <tr> <td>Street C</td> <td>Street B</td> <td>SE</td> <td>YRT-1.01</td> <td>No</td> </tr> </tbody> </table> <p>The Owner may apply for a development charge credit, in accordance with the York Region - Road Works guideline.</p>	ON Street	AT Street	Location	Standard	Traffic Signal Request	Street C	Street B	NW	YRT-1.02	No	Street C	Street B	SE	YRT-1.01	No
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84.	<p>Prior to final approval, the Owner shall submit landscape plans showing proposed planting for headlight screening purposes, for approval by the Region. The Owner shall agree to install visual screening along Street A and within the right-of-way, adjacent to Yonge Street consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum height of 1.8 metres.</p>															
85.	<p>The Owner shall agree in the subdivision agreement that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.</p>															

YORK REGION ROMAN CATHOLIC SEPARATE SCHOOL BOARD

CONDITION	MODIFICATION
56.	Revise “Block 124 (1.592ha)” to “Block 169 (1.01 ha)”.
58.	Revise “Block 124” to “Block 169” in sub-sections (a) and (b)

LAKE SIMCOE REGION CONSERVATION AUTHORITY

CONDITION	MODIFICATION
61.	<p>Replace with: “That prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Town:</p> <ul style="list-style-type: none"> • A Geotechnical Report for the proposed stormwater pond, • A Landscaping Plan for the proposed stormwater pond • An Erosion and Sedimentation Control Plan • A Grading and Drainage Plan • An agreement of any easement requirements for stormwater management purposes.
62.	<p>Replace with: “That prior to final approval, a compensation strategy demonstrating the means to compensate for the loss of aquatic (e.g. fish habitat) and terrestrial (e.g. woodland) resources shall be prepared to the satisfaction of the LSRCA and Town.”</p>
64.	<p>Add: “c) to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the LSRCA.”</p>
65.	<p>Replace with: “Prior to issuance of a clearance letter, the LSRCA shall require:</p> <ul style="list-style-type: none"> (a) a copy of the executed subdivision agreement, (b) a copy of the draft M-Plan (c) a letter from the developer’s planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the LSRCA.

CANADIAN NATIONAL RAILWAY COMPANY

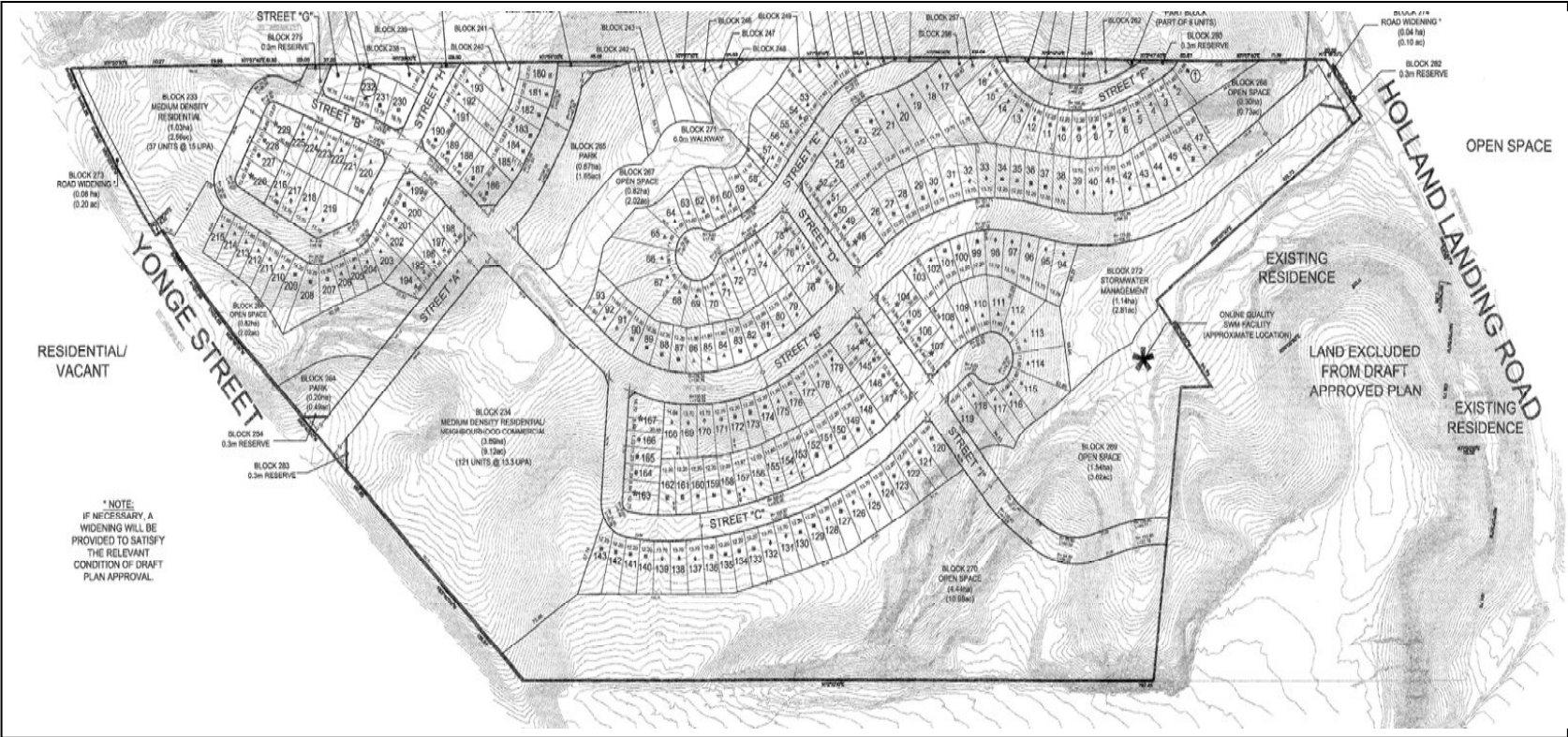
CONDITION	MODIFICATION
66. to 71.	Maintained

FINAL APPROVAL FOR REGISTRATION

CONDITION	MODIFICATION
Re-number former Conditions “72 to 78” to Conditions 86 to 92”	
86.	Revise: Conditions “73 to 77” to Conditions “87 to 91”
88.	Revise: Conditions “44 to 53” to Conditions “8, 44 to 53, and 72 to 85”.

APPENDIX 8 - 19T-88085

REVISED DRAFT PLAN OF SUBDIVISION



APPENDIX 9 - 19T-88085

REVISIONS TO DRAFT PLAN CONDITIONS

ONTARIO MUNICIPAL BOARD
CONDITIONS OF DRAFT PLAN APPROVAL
AS AMENDED BY THE TOWN OF EAST GWILLIMBURY JUNE 21, 2010

FILE:	19T-88085 (Revised)
APPLICANT:	Mannington Developments and Fernbrook Homes
LOCATION:	Lot 106, Concession 1 Town of East Gwillimbury

The following conditions, listed by number, of the March 10, 1997 Ontario Municipal Board decision, are hereby deleted and replaced, revised, deleted or added, as noted. All remaining conditions of draft approval, not listed, remain in effect.

TOWN OF EAST GWILLIMBURY

CONDITION	MODIFICATION
1.	Replace with: "Approval shall relate to a draft plan of subdivision prepared by MMM Group Limited, dated November 7, 2008."
2.	Replace with: "The Owner shall convey Blocks 274 and 275 to the Town for parks purposes free of all charge and encumbrances."
8.	Add: "The Holding(H) Zone provisions of the Planning Act shall be used in conjunction with all residential zone categories, and may be removed upon availability and allocation of water and sanitary servicing capacity to this plan or any phase thereof."
15.	Revise from: "Block 15" to "Block 272".
16.	Revise: "Blocks 3, 4, 5, 6, 10, 14, 16, 17, 29, 38, 39, 42 and 43" to "Blocks 266 to 270, inclusive"
29.	Revise from: "Blocks 19 to 27, 28 and 30 to 37" to "Blocks 235 to 263"
32.	Add: "The Owner agrees to enter into a spine services agreement with the Town to provide for external and joint infrastructure required as part of the approved Master Servicing Plan (as revised)."

40.	Replace with: “The Owner shall agree to abide by a Community Capital Contribution charges accord, signed and dated June 15, 2009.”
42.	Replace with: “Prior to final approval, an EIS shall be completed in accordance with the agreed upon terms of reference, and approved to the satisfaction of the Town of East Gwillimbury.

REGIONAL MUNICIPALITY OF YORK

CONDITION	MODIFICATION															
43.	<p>Replace with:</p> <p>“Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of East Gwillimbury for this plan of subdivision or any phase thereof, if the plan is to be registered in phases. Prior to final approval for any residential units in the east and west Holland Landing expansion areas, the following shall occur:</p> <p>(a) the Town has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure;</p> <p style="text-align: center;">OR,</p> <p>(b) York Region has advised that adequate water and sanitary sewer capacity is available to this development in accordance with the Development Charge Credit Agreement for the YDSS Sewer Extension, and of the following requirements for the timing of each phase:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="width: 10%;">Phase</th> <th style="width: 60%;">Requirments for Registration</th> <th style="width: 30%;">Max. No. of Units (Cummulative)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Expected completion of YDSS Extension and Queensville North ET is within 6 months</td> <td style="text-align: center;">146</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*</td> <td style="text-align: center;">381</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Expected completion of SE collector sewer is within 18 months.*</td> <td style="text-align: center;">538</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Expected completion of Southeast collector sewer is within 6 months.*</td> <td style="text-align: center;">1,477</td> </tr> </tbody> </table>	Phase	Requirments for Registration	Max. No. of Units (Cummulative)	1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146	2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381	3	Expected completion of SE collector sewer is within 18 months.*	538	4	Expected completion of Southeast collector sewer is within 6 months.*	1,477
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	5	Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*	1,477+
*To proceed with any Phase, requirements of the previous Phase must be met.			
OR, (c) the Regional Commissioner of Environmental Services and the Town has confirmed servicing allocation for this development by a suitable alternative method and the Town has allocated such capacity.”			
48.	Add:“and sidewalks”, following “and all proposed...”		
50.	Add: “The Owner shall agree to remove all driveways along the Regional Road frontage as part of the subdivision work.”		
Add Conditions 67 to 79			
67.	The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.		
68.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan to the Region for approval.		
69.	Prior to final approval, the Owner shall submit to the satisfaction of York Region, an addendum to the functional transportation report which outlines the necessary Regional road improvements and intersections works for this plan, including but not limited to, the need for auxiliary turning lanes and traffic signals.		
70.	Prior to final approval, the Owner shall demonstrate that elevation along the streetline shall be 0.3m above the Regional road centre-line elevations, unless otherwise specified by the Region.		
71.	Prior to final approval, the Owner shall submit landscaping drawings for the Regional road right-of-way, in accordance with the Streetscaping Policy Street Tree Planting List. Any landscaping or features other than tree planting (e.g. flower beds, shrubs,) shall be approved and maintained by the Town to the Region’s standards, and otherwise will be removed by the Region at the cost of the Town.		

72.	The Owner shall agree in the subdivision agreement, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
73.	Prior to final approval, the Owner shall submit to the Region, in accordance with the <i>Environmental Protection Act</i> and O. Reg. 153/04 <i>Records of Site Condition Part XV.1 of the Act</i> (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and the lands to be conveyed to York Region (the "Assessment"). Based on the findings of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental documentation must verify that York Region shall be entitled to rely on such reports or documentation in their entirety.
74.	Prior to final approval, the Owner shall certify that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the <i>Environmental Protection Act</i> O. Reg. 153/04 full depth generic site condition standards, or any other government authority standards, applicable to the intended use of the lands by York Region; and (ii) in such a manner, condition or emanating from the lands in such a way that would result in liability under applicable environmental laws.
75.	The Owner shall agree to be responsible to decommission any existing wells in accordance with provincial requirements and to the satisfaction of the Town.
76.	The Owner shall agree in the subdivision agreement, to be responsible for: (i) determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works; (ii) making any adjustments or relocations to accommodate the applicable authorities' minimum vertical clearances for aerial cable systems and minimum spacing and cover requirements, prior to any construction, and (iii) ensuring

	that no local underground services will be installed within a Regional road allowance.																																			
77.	The Owner shall agree to install to Town standards and convey to the Town: (i) sidewalks on both sides of roads to have transit services (Streets A and B, Highway 11 and Holland Landing Road), unless only one side of the street is within limits of the plan; (ii) concrete pedestrian access connections from Street A to Highway 11, and from Street B to Holland Landing Road; (iii) illumination along roads to have transit services, and pedestrian connections, and; (iv) a minimum pavement width of 3.5m and minimum curb radius of 15m on Streets A and B to accommodate transit vehicles.																																			
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YORK REGION ROMAN CATHOLIC SEPARATE SCHOOL BOARD

CONDITION	MODIFICATION
58. to 64.	Delete

LAKE SIMCOE REGION CONSERVATION AUTHORITY

CONDITION	MODIFICATION
65.	<p>Replace with: “That prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Town:</p> <ul style="list-style-type: none"> (a) A Geotechnical Report for the proposed stormwater pond, (b) A Landscaping Plan for the proposed stormwater pond (c) An Erosion and Sedimentation Control Plan (d) A Grading and Drainage Plan (e) An agreement of any easement requirements for stormwater management purposes. <p>The owner shall agree in the subdivision agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and specifications as approved by the LSRCA.”</p>
67.	<p>Replace with: “That prior to final approval, a compensation strategy demonstrating the means to compensate for the loss of aquatic (e.g. fish habitat) and terrestrial (e.g. woodland) resources shall be prepared to the satisfaction of the LSRCA and Town.”</p>
69.	<p>Replace with: “Prior to issuance of a clearance letter, the LSRCA shall require:</p> <ul style="list-style-type: none"> (a) a copy of the executed subdivision agreement, (b) a copy of the draft M-Plan (c) a letter from the developer’s planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the LSRCA.”
70.	<p>Add: “(c) to certify in writing that the works were constructed in accordance with the plans, reports, and specifications as approved by the LSRCA.”</p>

CANADIAN NATIONAL RAILWAY COMPANY

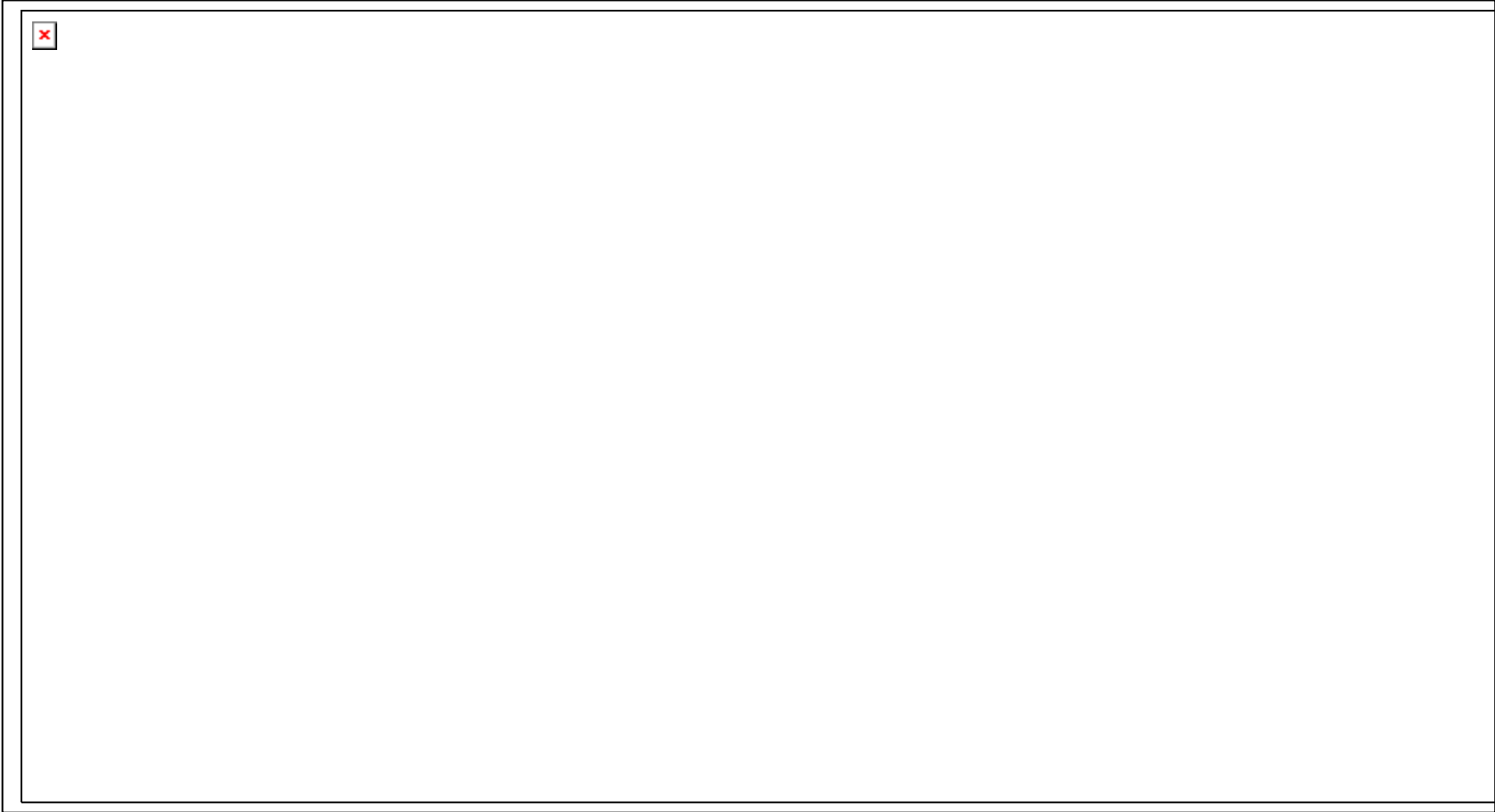
CONDITION	MODIFICATION
71./72.	Maintained

FINAL APPROVAL FOR REGISTRATION

CONDITION	MODIFICATION
Re-number Conditions "73 to 79" to Conditions "80 to 86"	
80.	Revise:Conditions "74 to 78" to Conditions "81 to 85".
82.	Revise:Conditions "43 to 57" to Conditions "8, 43 to 57, and 67 to 79"
83.	Delete

APPENDIX 10 - 19T-95088

REVISED DRAFT PLAN OF SUBDIVISION



APPENDIX 11 - 19T-95088

REVISIONS TO DRAFT PLAN CONDITIONS

ONTARIO MUNICIPAL BOARD
CONDITIONS OF DRAFT PLAN APPROVAL
AS AMENDED BY THE TOWN OF EAST GWILLIMBURY JUNE 21, 2010

FILE:	19T-95088 (Revised)
APPLICANT:	Winged Foot Developments Inc.
LOCATION:	Lots 109 and 110, Concession 1 Town of East Gwillimbury

The following conditions, listed by number, of the January 2, 1997 Ontario Municipal Board decision, are hereby deleted and replaced, revised, deleted or added, as noted. All remaining conditions of draft approval, not listed, remain in effect.

TOWN OF EAST GWILLIMBURY

CONDITION	MODIFICATION
1.	Replace with: "Approval shall relate to a draft plan of subdivision prepared by KLM Planning Partners Inc., dated July 27, 2009."
5.	Replace with: "The Owner shall Block 475 to the Town for parks purposes free of all charge and encumbrances."
9.	Add : "The Holding(H) Zone provisions of the Planning Act shall be used in conjunction with all residential zone categories, and may be removed upon availability and allocation of water and sanitary servicing capacity to this plan or any phase thereof."
16.	Delete: "Blocks 512 and 513"
17.	Revise: "Block 517" to "Block 477".
18.	Revise: "Blocks 509, 510, 511, 512, 513" to "Blocks 478 and 479 for woodlots, Blocks 480 and 481 for open space, and Blocks 482 and 487 for walkways"
31.	Revise: "Block 518" to "Block 474"
34.	Add: "The Owner agrees to enter into a spine services agreement with the Town to provide for external and joint infrastructure required as part of the approved Master Servicing Plan (as revised)."

42.	Replace with: “The Owner shall agree to abide by a Community Capital Contribution charges accord, signed and dated June 15, 2009.”
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REGIONAL MUNICIPALITY OF YORK

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44.	<p>Replace with:</p> <p>“Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of East Gwillimbury for this plan of subdivision or any phase thereof, if the plan is to be registered in phases. Prior to final approval for any residential units in the east and west Holland Landing expansion areas, the following shall occur:</p> <p>(a) the Town has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure;</p> <p style="text-align: center;">OR,</p> <p>(b) York Region has advised that adequate water and sanitary sewer capacity is available to this development in accordance with the Development Charge Credit Agreement for the YDSS Sewer Extension, and of the following requirements for the timing of each phase:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="width: 10%;">Phase</th> <th style="width: 60%;">Requirments for Registration</th> <th style="width: 30%;">Max. No. of Units (Cummulative)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Expected completion of YDSS Extension and Queensville North ET is within 6 months</td> <td style="text-align: center;">146</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*</td> <td style="text-align: center;">381</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Expected completion of SE collector sewer is within 18 months.*</td> <td style="text-align: center;">538</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Expected completion of Southeast collector sewer is within 6 months.*</td> <td style="text-align: center;">1,477</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*</td> <td style="text-align: center;">1,477+</td> </tr> </tbody> </table> <p style="margin-left: 40px;">*To proceed with any Phase, requirements of the previous Phase must be met.</p> <p style="text-align: center;">OR,</p> <p>(c) the Regional Commissioner of Environmental Services and the Town has confirmed servicing allocation for this development by a suitable</p>	Phase	Requirments for Registration	Max. No. of Units (Cummulative)	1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146	2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381	3	Expected completion of SE collector sewer is within 18 months.*	538	4	Expected completion of Southeast collector sewer is within 6 months.*	1,477	5	Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*	1,477+
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	alternative method and the Town has allocated such capacity.”
45.	Delete: “and which may incorporatelegislation”.
Add the following Conditions 59 to 83:	
59.	<p>Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:</p> <ul style="list-style-type: none"> (a) a widening across the full frontage of the site where it abuts Doane Road of sufficient width to provide a minimum of 18 metres from the centreline of Doane Road; (b) a widening across the full frontage of the site where it abuts 2nd Concession Road of sufficient width to provide a minimum of 18 metres from the centreline of 2nd Concession Road, and (c) a 15.0 metre by 15.0 metre daylight triangle at the south west and south east corners of Street ‘5’ and Doane Road, and (d) an additional 2.0 metre widening, 30.0 metres in length, together with a 60.0 metre taper for an eastbound right turn lane at the intersection of Doane Road and Street ‘5’, (e) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widenings, where it abuts Doane Road and 2nd Concession Road (f) a 15.0 metre by 15.0 metre daylight triangle at the south west and north west corners of Street 1 and 2nd Concession Road, or alternative arrangements satisfactory to the Region.
60.	The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town of East Gwillimbury and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
61.	Prior to final approval, the Owner shall demonstrate that elevations along the streetline shall be 0.3 metres above the Regional road centreline elevations, unless otherwise specified by the Region.
62.	The intersection of Street 1 and 2 nd Concession Road shall be designed to the satisfaction of the Region, with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary.
63.	Prior to final approval, the Owner shall submit detailed engineering drawings

	for the Region’s approval that shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
64.	No direct vehicle access from Block 1 will be permitted to 2 nd Concession Road, and no direct vehicle access from Lots 433, 457 and 458 will be permitted to Doane Road. The Owner shall agree to remove all existing driveways along Regional road frontage as part of the subdivision work.
65.	Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Regional Transportation Services Department, outlining all requirements of the Regional Transportation Services Department.
66.	Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of lands to York Region.
67.	The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law DC-0007-2007-0
68.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan for the Region’s approval.
69.	Prior to final approval, the Owner shall submit landscaping drawings for the Regional road right-of-way, in accordance with the Streetscaping Policy Street Tree Planting List. Any landscaping or features other than tree planting (e.g. flower beds, shrubs,) shall be approved and maintained by the Town to the Region’s standards, and otherwise will be removed by the Region at the cost of the Town.
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78.	Prior to final approval, the Owner shall submit landscape plans showing proposed planting for headlight screening purposes for approval by the Region. The Owner shall agree to install visual screening along Street 9, and within the right-of-way, adjacent to Doane Road, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum height of 1.8 metres.																																													
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	the Ministry of Environment guidelines and the York Region Noise Policy.
81.	The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected: "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
82.	The Owner shall agree that: (i) noise attenuation features shall not be constructed within a York Region right-of-way and shall not be maintained by the Region; and, (ii) noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve, to a maximum 2.5 metres in height, subject to the Town's approval.
83.	Prior to final approval, the Owner shall submit an addendum functional transportation report outlining the Regional road improvements for this plan, including mitigative measures for site access, for the Region's approval. The Owner shall agree to implement the recommendations of the approved report.

YORK REGION BOARD OF EDUCATION

CONDITION	MODIFICATION
46./48.	Revise: "Block 543" to "Block 479"

LAKE SIMCOE REGION CONSERVATION AUTHORITY

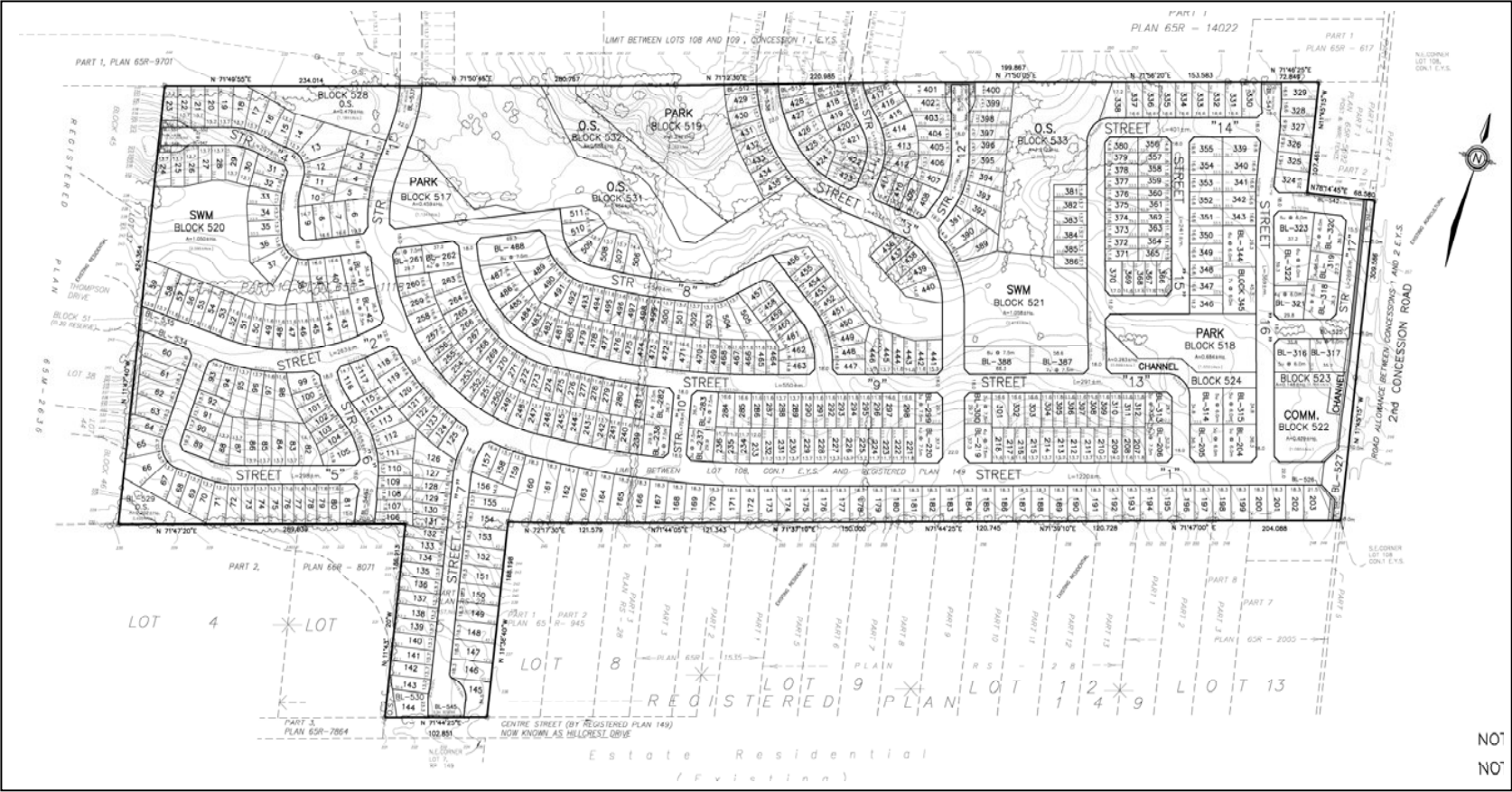
CONDITION	MODIFICATION
55.	<p>Replace with: "That prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Town:</p> <ul style="list-style-type: none"> • A Geotechnical Report for the proposed stormwater pond, • A Landscaping Plan for the proposed stormwater pond • An Erosion and Sedimentation Control Plan • A Grading and Drainage Plan • An agreement of any easement requirements for stormwater management purposes. <p>The owner shall agree in the subdivision agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and specifications as approved by the LSRCA."</p>

56.	<p>Replace with: “Prior to issuance of a clearance letter, the LSRCA shall require:</p> <p>(a) a copy of the executed subdivision agreement, (b) a copy of the draft M-Plan (c) a letter from the developer’s planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the LSRCA.”</p>
57.	<p>Replace with:“That prior to final approval, a compensation strategy demonstrating the means to compensate for the loss of aquatic (e.g. fish habitat) and terrestrial (e.g. woodland) resources shall be prepared to the satisfaction of the LSRCA and the Town.”</p>

FINAL APPROVAL FOR REGISTRATION

CONDITION	MODIFICATION
Re-number former Conditions “58 – 65” to Conditions “84 to 91”	
84.	Revise:“Conditions 84 to 88”.
85.	Revise: “Conditions 1 to 43”.
86.	Revise: “Conditions 9, 44, 45 and 59 to 83 inclusive”
87.	Revise: “Conditions 46 to 52”.
88.	Revise: “Condition 53”
89.	Revise: “Conditions 54 to 57”
90.	Revise:“Conditions 32 and 33”

APPENDIX 12 - 19T-90019
REVISED DRAFT PLAN OF SUBDIVISION



NO
NO

APPENDIX 13 - 19T-90019

REVISIONS TO DRAFT PLAN CONDITIONS

ONTARIO MUNICIPAL BOARD
CONDITIONS OF DRAFT PLAN APPROVAL
AS AMENDED BY THE TOWN OF EAST GWILLIMBURY JUNE 21, 2010

FILE: 19T-90019 (Revised) APPLICANT: 781295 Ontario Limited/ 793731 Ontario Limited LOCATION: Lot 108 and 110, Concession 1 Town of East Gwillimbury
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The following conditions, listed by number, of the March 5, 1997 Ontario Municipal Board decision, are hereby deleted and replaced, revised, deleted or added, as noted. All remaining conditions of draft approval, not listed, remain in effect.

TOWN OF EAST GWILLIMBURY

CONDITION	MODIFICATION
1.	Replace with: "Approval shall relate to a draft plan of subdivision prepared by KLM Planning Partners Inc., dated July 27, 2009, as revised June 14, 2010."
5.	Replace with: "The Owner shall convey Blocks 517 to 519 to the Town for parks purposes, free of all charge and encumbrances."
9.	Revise: "Block I" to "Blocks 523 and 524".
10.	Add: "The Holding (H) Zone provisions of the Planning Act shall be used in conjunction with all residential zone categories, and may be removed upon availability and allocation of water and sanitary servicing capacity to this plan or any phase thereof."
17.	Revise: "Blocks K and L" to "Blocks 520 and 521".
18.	Revise: "Blocks B, C, D, E, F, G and H" to "Blocks 528 to 533 inclusive".
33.	Add: "The Owner agrees to enter into a spine services agreement with the Town to provide for external and joint infrastructure required as part of the approved Master Servicing Plan (as revised)."

41.	Replace with: “The Owner shall agree to abide by a Community Capital Contribution charges accord, signed and dated June 15, 2009.”
43.	Replace with: “Prior to final approval, an EIS shall be completed in accordance with the agreed upon terms of reference, and approved to the satisfaction of the Town of East Gwillimbury.”

REGIONAL MUNICIPALITY OF YORK

CONDITION	MODIFICATION															
44.	<p>Replace with:</p> <p>“Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of East Gwillimbury for this plan of subdivision or any phase thereof, if the plan is to be registered in phases. Prior to final approval for any residential units in the east and west Holland Landing expansion areas, the following shall occur:</p> <p>(g) the Town has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure;</p> <p style="text-align: center;">OR,</p> <p>(h) York Region has advised that adequate water and sanitary sewer capacity is available to this development in accordance with the Development Charge Credit Agreement for the YDSS Sewer Extension, and of the following requirements for the timing of each phase:</p> <table border="1" style="width: 100%; margin-left: 40px;"> <thead> <tr> <th style="width: 10%;">Phase</th> <th style="width: 60%;">Requirments for Registration</th> <th style="width: 30%;">Max. No. of Units (Cummulative)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Expected completion of YDSS Extension and Queensville North ET is within 6 months</td> <td style="text-align: center;">146</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*</td> <td style="text-align: center;">381</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Expected completion of SE collector sewer is within 18 months.*</td> <td style="text-align: center;">538</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Expected completion of Southeast collector sewer is within 6 months.*</td> <td style="text-align: center;">1,477</td> </tr> </tbody> </table>	Phase	Requirments for Registration	Max. No. of Units (Cummulative)	1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146	2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381	3	Expected completion of SE collector sewer is within 18 months.*	538	4	Expected completion of Southeast collector sewer is within 6 months.*	1,477
Phase	Requirments for Registration	Max. No. of Units (Cummulative)														
1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146														
2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381														
3	Expected completion of SE collector sewer is within 18 months.*	538														
4	Expected completion of Southeast collector sewer is within 6 months.*	1,477														

	5	<p>Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*</p>	1,477+
<p>*To proceed with any Phase, requirements of the previous Phase must be met.</p>			
<p>OR,</p>			
<p>(i) the Regional Commissioner of Environmental Services and the Town has confirmed servicing allocation for this development by a suitable alternative method and the Town has allocated such capacity.”</p>			
45.	Delete: “and which may incorporate....legislation”		
<p>Add Conditions 55 to 77</p>			
55.	The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town of East Gwillimbury and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.		
56.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan prepared by a qualified person to the Region for approval.		
57.	Prior to final approval, the Owner shall demonstrate that elevations along the streetline shall be 0.3 metres above the Regional road centreline elevations, unless otherwise specified by the Region.		
58.	No direct vehicle access from Blocks 317 and 522, and Lot 203 will be permitted to 2 nd Concession Road. The Owner shall agree to remove all existing driveway connections to 2 nd Concession Road as part of the subdivision work.		
59.	Prior to final approval, the intersection of Street 1 and 2 nd Concession Road shall be designed to the satisfaction of the Regional Transportation Services Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation Services Department.		
60.	Prior to final approval, the Owner shall submit detailed engineering drawings for the Region’s approval that shall include the subdivision storm drainage		

	system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
61.	Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Regional Transportation Services Department, outlining all requirements of the Regional Transportation Services Department.
62.	Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of lands to York Region.
63.	Prior to final approval, the Owner shall submit landscaping drawings for the Regional road right-of-way, in accordance with the Streetscaping Policy Street Tree Planting List. Any landscaping or features other than tree planting (e.g. flower beds, shrubs,) shall be approved and maintained by the Town to the Region's standards, and otherwise will be removed by the Region at the cost of the Town.
64.	Prior to final approval, the Owner shall submit to the Region, in accordance with the <i>Environmental Protection Act</i> and O. Reg. 153/04 <i>Records of Site Condition Part XV.1 of the Act</i> (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and the lands to be conveyed to York Region (the "Assessment"). Based on the findings of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental documentation must verify that York Region shall be entitled to rely on such reports or documentation in their entirety.
65.	Prior to final approval, the Owner shall certify that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the <i>Environmental Protection Act</i> O. Reg. 153/04 full depth generic site condition standards, or any other government authority standards, applicable to the intended use of

	the lands by York Region; and (ii) in such a manner, condition or emanating from the lands in such a way that would result in liability under applicable environmental laws.																				
66.	The Owner shall agree to be responsible to decommission any existing wells in accordance with provincial requirements and to the satisfaction of the Town.																				
67.	The Owner shall agree in the subdivision agreement, to be responsible for: (i) determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works; (ii) making any adjustments or relocations to accommodate the applicable authorities minimum vertical clearances for aerial cable systems and minimum spacing and cover requirements, prior to any construction; and (iii) ensuring that no local underground services will be installed within a Regional road allowance.																				
68.	Prior to final approval, the Owner shall submit to the satisfaction of York Region, an addendum to the functional transportation report which outlines the necessary Regional road improvements and intersections works for this plan, including but not limited to, the need for auxiliary turning lanes and traffic signals.																				
69.	The Owner shall agree to install to Town standards and convey to the Town: (i) sidewalks on both sides of the roads to have transit service (Street 1 and 2 nd Concession Road), unless only one side of the street is within the limits of the plan; (ii) concrete pedestrian access connections from Street 1 to 2 nd Concession Road, (iii) illumination along roads to have transit services, and pedestrian connections; (iv) a minimum pavement width of 3.5m and minimum curb radius of 15m on Street 1.																				
70.	Owner shall agree to install concurrent with sidewalk construction, passenger standing areas/shelter pads, to be owned and maintained by the Region, at the following locations, as confirmed by YRT: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>ON Street</th> <th>AT Street</th> <th>Location</th> <th>Standard</th> <th>Traffic Signal Request</th> </tr> </thead> <tbody> <tr> <td>Street 1</td> <td>2nd Concession</td> <td>SW</td> <td>YRT-1.01</td> <td>No</td> </tr> <tr> <td>Street 1</td> <td>Street 13</td> <td>NE</td> <td>YRT-1.01</td> <td>No</td> </tr> <tr> <td>Street 1</td> <td>Opposite of Street</td> <td>S</td> <td>YRT-1.01</td> <td>No</td> </tr> </tbody> </table>	ON Street	AT Street	Location	Standard	Traffic Signal Request	Street 1	2nd Concession	SW	YRT-1.01	No	Street 1	Street 13	NE	YRT-1.01	No	Street 1	Opposite of Street	S	YRT-1.01	No
ON Street	AT Street	Location	Standard	Traffic Signal Request																	
Street 1	2nd Concession	SW	YRT-1.01	No																	
Street 1	Street 13	NE	YRT-1.01	No																	
Street 1	Opposite of Street	S	YRT-1.01	No																	

		13 (in between lots 194 & 195)			
	Street 1	Street 3	NE	YRT-1.01	No
	Street 1	Street 3	SW	YRT-1.01	No
	Street 1	Street 10	NE	YRT-1.01	No
	Street 1	Street 10	SW	YRT-1.01	No
	Street 1	Street 7	NE	YRT-1.01	No
	Street 1	Street 7	SW	YRT-1.01	No
	Street 1	Street 8	NW	YRT-1.01	No
	Street 1	Street 8	SE	YRT-1.02	No
	The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline.				
71.	The Owner shall agree to advise all potential purchasers of the existing and future transit services, bus stops and shelter locations.				
72.	Prior to final approval, the Owner shall submit landscape plans showing proposed planting for headlight screening purposes for approval by the Region. The Owner shall agree to install visual screening along Street 17, and within the right-of-way, adjacent to Doane Road, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum height of 1.8 metres.				
73.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan for the Region's approval.				
74.	The Owner shall agree in the subdivision agreement, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.				
75.	The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected: "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with				

	some activities of the building's occupants".
76.	The Owner shall agree that: (i) noise attenuation features shall not be constructed within a York Region right-of-way and shall not be maintained by the Region; and, (ii) noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve, to a maximum 2.5 metres in height, subject to the Town's approval.
77.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan for the Region's approval.

LAKE SIMCOE REGION CONSERVATION AUTHORITY

CONDITION	MODIFICATION
47.	Delete
48.	Replace with: "Prior to issuance of a clearance letter, the LSRCA shall require: (a) a copy of the executed subdivision agreement, (b) a copy of the draft M-Plan (c) a letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the LSRCA."
50.	Replace with: "That prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Town: <ul style="list-style-type: none"> • A Geotechnical Report for the proposed stormwater pond, • A Landscaping Plan for the proposed stormwater pond • An Erosion and Sedimentation Control Plan • A Grading and Drainage Plan • An agreement of any easement requirements for stormwater management purposes."
52.	Replace with: "That prior to final approval, a survey prepared by an Ontario Land Surveyor (OLS) shall be undertaken demonstrating that all proposed residential lots will be located outside the floodplain of the adjacent

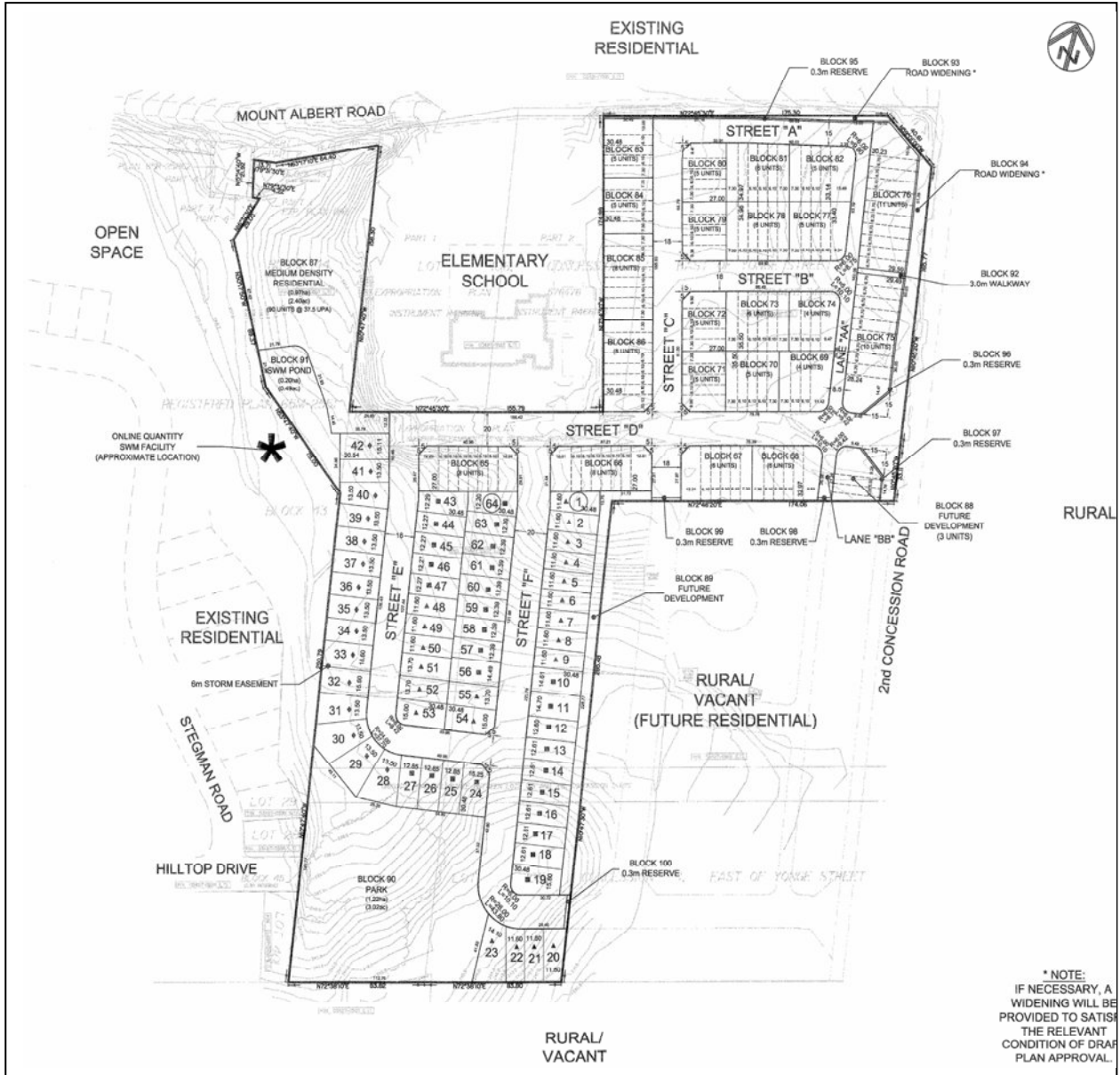
	watercourse.”
53.	Replace with: “That prior to final approval, a compensation strategy demonstrating the means to compensate for the loss of aquatic (e.g. fish habitat) and terrestrial (e.g. woodland) resources shall be prepared to the satisfaction of the LSRCA.”
54.	Add: “(c) to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and specifications as approved by the LSRCA.”

FINAL APPROVAL FOR REGISTRATION

CONDITION	MODIFICATION
Re-number former Conditions “55 to 60” to Conditions “82 to 87”	
82.	Revise: Conditions “56 to 59” to Conditions “55 to 58”
83.	Revise: Conditions “44 to 45” to Conditions “10, 44 to 45, and 55 to 77”

APPENDIX 14 - 19T-20001

REVISED DRAFT PLAN OF SUBDIVISION



* NOTE:
 IF NECESSARY, A
 WIDENING WILL BE
 PROVIDED TO SATISFY
 THE RELEVANT
 CONDITION OF DRAFT
 PLAN APPROVAL.

APPENDIX 15 - 19T-20001

REVISIONS TO DRAFT PLAN CONDITIONS

TOWN OF EAST GWILLIMBURY
CONDITIONS OF DRAFT PLAN APPROVAL
AS AMENDED BY THE TOWN JUNE 21, 2010

FILE:	19T-20001 (Revised)
APPLICANT:	767731/1395386 Ontario Limited (Tricap Properties)
LOCATION:	Lots 105 and 106, Concession 1 Town of East Gwillimbury

The following conditions, listed by number, of the May 12, 2004 Town of East Gwillimbury decision, are hereby deleted and replaced, revised, deleted or added, as noted. All remaining conditions of draft approval, not listed, remain in effect.

TOWN OF EAST GWILLIMBURY

CONDITION	MODIFICATION
1.	Replace with: "Approval shall relate to a draft plan of subdivision prepared by MMM GROUP LIMITED, dated November 7, 2008, as revised June 7, 2010, and red-lined to increase the widths of Street A to 15.5 metres and walkway Block 92 to 6 metres."
5.	Replace with: "The Owner shall convey Block 90 to the Town for parks purposes free of all charge and encumbrances."
9.	Add: "The Holding(H) Zone provisions of the Planning Act shall be used in conjunction with all residential zone categories, and may be removed upon availability and allocation of water and sanitary servicing capacity to this plan or any phase thereof."
18.	Replace with: "The Owner shall agree to abide by a Community Capital Contribution charges accord, signed and dated June 15, 2009."
19.	Replace with: "Prior to final approval, an EIS shall be completed in accordance with the agreed upon terms of reference, and approved to the satisfaction of the Town of East Gwillimbury."
20.	Delete
21.	Revise: "Block 125" to "Block 91"
22.	Revise: "Street A" to "Street D"

24.	Revise:“Street A” to “Street D”
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REGIONAL MUNICIPALITY OF YORK

CONDITION	MODIFICATION
44.	Land comprising part of Block 85 of this draft plan of subdivision, legally described as Part of Block 44 on Registered Plan 65M-2551 and shown as Part 3 on Reference Plan 65R-25862 (J.D. Barnes Reference No. 02-21-945-13) shall be conveyed to The Regional Municipality of York, free of all costs and encumbrances, if not already expropriated for nil or nominal consideration.
48.	<p>Replace: (b) a widening across the full frontage of the site where it abuts 2nd Concession of sufficient width to provide a minimum of 18 metres from the centerline of Mount Albert Road,</p> <p>(c) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted where it abuts Mount Albert Road and 2nd Concession,</p> <p>Add: (d) a 20.0 metre by 20 metre daylight triangle at the southwest corner of Mount Albert and 2nd Concession Road,</p> <p>(e) a 15.0 metre by 15.0 metre daylight triangle at the north west and south west corner of Street ‘D’ and 2nd Concession Road, and</p> <p>(f) an additional 2.0 metre widening, 30.0 metres in length, together with a 60.0 metre taper for the purpose of a southbound right turn lane at the intersection of Street ‘D’ and 2nd Concession Road.</p>
49.	<p>Revise:“Block 145” to “Block 87”</p> <p>Add:“There shall be no direct vehicle access from Blocks 75, 76, 83 and 88 to Mount Albert Road and 2nd Concession Road.</p>
56.	<p>Replace with:</p> <p>“Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of East Gwillimbury for this plan of subdivision or any phase thereof, if the plan is to be registered in phases. Prior to final approval for any residential units in the east and west Holland Landing expansion areas, the following shall occur:</p>

(a) the Town has approved a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure;

OR,

(b) York Region has advised that adequate water and sanitary sewer capacity is available to this development in accordance with the Development Charge Credit Agreement for the YDSS Sewer Extension, and of the following requirements for the timing of each phase:

Phase	Requirments for Registration	Max. No. of Units (Cummulative)
1	Expected completion of YDSS Extension and Queensville North ET is within 6 months	146
2	Expected completion of Duffin Creek WPCP expansion and YDSS Flow controls is within 6 months.*	381
3	Expected completion of SE collector sewer is within 18 months.*	538
4	Expected completion of Southeast collector sewer is within 6 months.*	1,477
5	Expected completion of UYSS project, Primary Trunk sewer, Duffin Creek WPCP Outfall/ Effluent Strategy, and Holland Landing Central ET is within 6 months.*	1,477+

*To proceed with any Phase, requirements of the previous Phase must be met.

OR,

(c) the Regional Commissioner of Environmental Services and the Town has confirmed servicing allocation for this development by a suitable alternative method and the Town has allocated such capacity.”

Add Conditions 65 to 82, as follows:

65.	Prior to final approval, the intersection of Street ‘D’ and 2 nd Concession Road shall be designed to the satisfaction of the Region with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation Services Department.
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70.	The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town of East Gwillimbury and York Region from any claim or
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	action as a result of water or sanitary sewer service not being available when anticipated.
71.	Prior to final approval the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan prepared by a qualified person to the Region for approval.
72.	Prior to final approval, the Owner shall submit to the satisfaction of York Region, an addendum to the functional transportation report which outlines the necessary Regional road improvements and intersections works for this plan, including but not limited to, the need for auxiliary turning lanes and traffic signals. The transportation report/plan shall confirm that the location of the intersection of Street 'D' and Lane 'AA'/Lane 'BB' meets Regional requirements with respect to separation from 2nd Concession and Street 'D'.
73.	The Owner shall agree to be responsible to decommission any existing wells in accordance with provincial requirements and to the satisfaction of the Town.
74.	Prior to final approval, the Owner shall submit landscaping drawings for the Regional road right-of-way, in accordance with the Streetscaping Policy Street Tree Planting List. Any landscaping or features other than tree planting (e.g. flower beds, shrubs,) shall be approved and maintained by the Town to the Region's standards, and otherwise will be removed by the Region at the cost of the Town.
75.	The Owner shall agree in the subdivision agreement, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
76.	Prior to final approval, the Owner shall submit to the Region, in accordance with the <i>Environmental Protection Act</i> and O. Reg. 153/04 <i>Records of Site Condition Part XV.1 of the Act</i> (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and the lands to be conveyed to York Region (the "Assessment"). Based on the findings of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental documentation must verify that York Region shall be entitled to rely on such reports or documentation in their entirety.

77.	Prior to final approval, the Owner shall certify that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the <i>Environmental Protection Act</i> O. Reg. 153/04 full depth generic site condition standards, or any other government authority standards, applicable to the intended use of the lands by York Region; and (ii) in such a manner, condition or emanating from the lands in such a way that would result in liability under applicable environmental laws.										
78.	The Owner shall agree to install to Town standards and convey to the Town: (i) sidewalks on both sides of roads to have transit services (Mount Albert Road), unless only one side of the street is within limits of the plan; (ii) concrete pedestrian access connections from Street A to Highway 11, and from Street B to Holland Landing Road; (iii) illumination along roads to have transit services, and pedestrian connections.										
79.	The Owner shall agree to advise all potential purchasers of the existing and future transit services, bus stops and shelter locations.										
80.	The Owner shall agree in the subdivision agreement, to be responsible for: (i) determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works; (ii) making any adjustments or relocations to accommodate the applicable authorities' minimum vertical clearances for aerial cable systems and minimum spacing and cover requirements, prior to any construction, and: (iii) ensuring that no local underground services will be installed within a Regional road allowance.										
81.	The Owner shall agree to install concurrent with sidewalk construction, passenger standing areas/shelter pads, to be owned and maintained by the Region, at the following locations, as confirmed by YRT: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>ON Street</th> <th>AT Street</th> <th>Location</th> <th>Standard</th> <th>Traffic Signal Request</th> </tr> </thead> <tbody> <tr> <td>Mt Albert</td> <td>2nd Concession</td> <td>SW</td> <td>YRT-1.02 or</td> <td>No</td> </tr> </tbody> </table>	ON Street	AT Street	Location	Standard	Traffic Signal Request	Mt Albert	2 nd Concession	SW	YRT-1.02 or	No
ON Street	AT Street	Location	Standard	Traffic Signal Request							
Mt Albert	2 nd Concession	SW	YRT-1.02 or	No							

	Road		YRT-1.03	
	The Owner may apply for a development charge credit, in accordance with the York Region - Road Works guideline.			
82.	The Owner shall agree to advise all potential purchasers of the existing and future transit services, bus stops and shelter locations.			

LAKE SIMCOE REGION CONSERVATION AUTHORITY

CONDITION	MODIFICATION
59.	<p>Replace with: “That prior to final approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Town:</p> <ul style="list-style-type: none"> • A Geotechnical Report for the proposed stormwater pond, • A Landscaping Plan for the proposed stormwater pond • An Erosion and Sedimentation Control Plan • A Grading and Drainage Plan • An agreement of any easement requirements for stormwater management purposes. <p>The owner shall agree in the subdivision agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and specifications as approved by the LSRCA.”</p>
60.	<p>Replace with: “That the owner agree in the subdivision agreement to engage a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports and specifications as approved by the LSRCA.”</p>
61.	<p>Replace with: “That prior to final plan approval, a compensation strategy demonstrating the means to compensate for the loss of aquatic (e.g.fish habitat) and terrestrial (e.g. woodland) resources shall be prepared to the satisfaction of the LSRCA and Town.”</p>
62.	<p>Add:“..and the Environmental Study”</p>
63.	<p>Add: “..under OR 179/06”.</p>
64.	<p>Add: “Prior to issuance of a clearance letter, the LSRCA shall require: (a) a copy of the executed subdivision agreement,</p>

	<p>(b) a copy of the draft M-Plan (c) a letter from the developer’s planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the LSRCA.”</p>
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FINAL APPROVAL FOR REGISTRATION

CONDITION	MODIFICATION
Re-number former Conditions 65 to 69 to Conditions “83 to 87”	
67.	Revise :Conditions “44 to 58” to Conditions “9, 45 to 60 and 65 to 82”.
83.	Revise:Conditions “1 to 64” to Conditions “84 to 86”.

APPENDIX 16

HLLG CORRESPONDENCE – EMPLOYMENT LINKAGE

HOLLAND LANDING LANDOWNERS GROUP

October 20, 2009

Tom Webster,
Chief Administrative Officer
Town of East Gwillimbury

Via email: twebster@eastgwillimbury.ca

Dear Tom:

RE: HOLLAND LANDING EMPLOYMENT LINKAGE PROPOSAL

Further to our recent meeting, I am pleased to advise that the Holland Landing Landowners Group is able to confirm the following employment linkage proposal:

1. The Holland Landing Landowners Group will service the 30 acres of employment lands on the Kerbel Subdivision as part of its Phase One. Attached is a spread sheet prepared by The MMM Group that allocates \$2,956,393 as the estimated additional servicing costs to bring on the employment lands in the first phase of development.
2. Based on the current zoning/coverage limits, Kerbel expects to be able to generate more than 400,000 s.f. (37,160m²) of development at full build out.
3. The Holland Landing Landowners Group will commit \$250,000 to be paid to the Town at \$50,000 per year to be directed towards economic development.

We trust you will find this proposal satisfactory.

Yours very truly

HOLLAND LANDING LANDOWNERS GROUP



Joanne Barnett
Encls.

**COST ESTIMATE - SERVICING OF WEST HOLLAND LANDING EMPLOYMENT LANDS
WITH NO RESIDENTIAL LANDS PROCEEDING**

Kerbel Group Inc
West Holland Landing - East Gwillimbury

SERVICING

1. Internal Services & Roads

- 1.1 Underground Services
 - a. Sanitary
 - b. Storm
 - c. Watermain

1.2 Roads*

- 22m RCW

*Note: Road length estimated by scaling draft plan of subdivision.

1.3 Service Connections to Large Blocks

1.4 Grading

- Cut/Fill On-Site Material to pre-grade elevations

**Note: \$3.70 includes cut and place as compacted fill

***Note: Includes net 36,000m³ cut from Pond block

1.5 Top Soil Stripping (Assessed TS depth shown below)

- Stockpile for re-use on site*
- Excess material to be removed**
- Strip & Window along U/G Service Alignments***

*Note: Topsoil required for landscape areas on commercial blocks and pond landscaping

**Note: This number was calculated by taking 0.36m of topsoil off of the subject area.

That total volume minus the reusable material gives the net TS to be removed

***Note: Strip and window volume was based on a width of 30m times a depth of 0.36m

1.6 ERSC Works

- Clear and Grub
- ERSC Fence
- Temp ERSC Ponds and Swales

1.7 SWM Pond

1.7 Contingency

2. External Services

2.1 Intersection Improvements on Boundary Roads

*Note: Intersection Improvements are for Hwy 11

2.2 Employment Blocks - Right-In / Right Out

2.3 Hydro-Electric

- Poles - 1 every 40m
- Cables and other costs
- External Network Improvements

2.4 Sanitary Local Trunk Sewer

*Note: This number needs to be confirmed

*Note: Does not include the urbanization of Yonge Street or providing street lighting beyond the intersection works.

3. Landscape Park Improvements

3.1 Street Tree Planting

3.2 Entry Features

3.3 Private Lot Planting-North Block

Private Lot Planting-South Block

3.4 Acoustic Fencing - North Block

Acoustic Fencing - South Block

*Note: Assumes items 3.3 & 3.4 are a commercial blk cost

Basis for Cost
% Employment
by Area x
Runoff by Area

% Residential
by Area x
Runoff by Area

Employment	Residential	% Employment by Area x Runoff by Area	% Residential by Area x Runoff by Area
\$ 71,222	\$ 171,278	29.37%	70.63%
\$ 133,723	\$ 178,277	42.86%	57.14%
\$ 37,000	\$ 111,000	25%	75%
\$ 231,000		100%	
\$ 30,000		100%	
\$ 546,200	\$ 546,200	50%	50%
\$ 52,000		100%	
\$ 247,300		100%	
\$ 84,100	\$ 84,100		100%
\$ 20,000	\$ 20,000	50%	50%
\$ 44,400	\$ 22,200	50%	50%
\$ 30,000	\$ 15,000	50%	50%
\$ 800,800	\$ 457,577	42.86%	57.14%
\$ 2,652,000	\$ 1,506,923		
\$ 530,400	\$ 301,385		
\$ 3,182,400	\$ 1,808,307		
\$ 350,000	\$ 87,500	25%	75%
\$ 200,000	\$ 200,000	100%	
\$ 23,700	\$ 23,700.00	100%	
\$ 42,000	\$ 42,000.00	100%	
\$ 200,000	\$ 50,000.00	25%	75%
\$ 2,439,516	\$ 716,486	29.37%	70.63%
\$ 3,255,216	\$ 1,119,686		
\$ 8,400	\$ 8,400	100%	
\$ 80,000	\$ 20,000	25%	75%
\$ -	\$ -		
\$ -	\$ -		
\$ -	\$ -		
\$ 88,400	\$ 28,400		
\$ 6,526,016	\$ 2,956,393		
\$ 6,609,600.00	\$ 3,589,623		

TOTAL SERVICING

NOTE: Construction Costs Only - Regional DC's and all other soft costs are not included