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| <p>Project Name: 295 Mountain Road – Panorama North</p> <p>Applicant: Ted North (295 Mountain Road) Ltd.</p> <p>Date of Extension: June 5<sup>th</sup>, 2023</p> <p>File No: CW-T-0201</p> <p>File No.:D1201318</p> <p>Lapse Date: June 5<sup>th</sup>, 2026</p> <p>Municipality: Town of Collingwood</p> <p>Subject Lands: Subject Lands: Part of Lot 45, Concession 11, Town of Collingwood, County of Simcoe</p> <p>The Town of Collingwood’s conditions to final plan approval for registration of this Plan of Subdivision are as follows:</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| General                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>This approval applies to the Draft Plan of Subdivision located on the South Part of Lot 45, Concession 11, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe prepared by Van Harten Surveying Inc. dated February 3, 2023, and showing:</p> <p>124 Single Detached Residential Lots (Lots 1 to 124)</p> <p>1 Block for Future Single Detached Residential Lots (Block 134)</p> <p>3 Multi-unit Residential Blocks (Blocks 125 to 129)</p> <p>1 Apartment Block (Block 130)</p> <p>1 Municipal Stormwater Management Block (Block 131)</p> <p>1 Block for an Elementary School or Multi-unit Residential (Block 132)</p> <p>1 Block for Park purposes (Block 133)</p> <p>2 Blocks for a Future Public Streets (Block 135 and 136)</p> <p>1 Block for a Hydro Substation (Block 137)</p> <p>1 Block for a Trail (Block 138)</p> <p>4 Blocks for Road Widenings (Blocks 139, 140, 141 &amp; 144)</p> <p>2 Blocks for Daylight Triangles (Block 142 and 143)</p> <p>Lands for Future Public Streets are noted as Streets A through D, inclusive,</p> |

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|    | 0.3-metre-wide road reserve Blocks (Block 145 to 150)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2. | The Owner shall enter into an agreement(s), including but not limited to a Subdivision Agreement(s), addressing all requirements and necessary matters financial or otherwise, inclusive of all necessary securities, satisfactory to the Town of Collingwood in consultation with any other appropriate authority, before any development or site alteration, excepting where acceptable to the municipality through other agreements and/or approval processes (e.g., preservicing, remediation works and general site earth works). The Subdivision Agreement may deal with matters including, but not limited to, those applicable matters outlined in these conditions of draft approval. The Subdivision Agreement shall be registered against the lands to which it applies as provided for in the Planning Act, R.S.O 1990. |
| 3. | The Owner shall agree to pursue all other applicable approvals and permits from agencies and other levels of government.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4. | The Owner shall agree that where draft plan conditions identify matters or requirements of agencies, other levels of government, and/or parties external to the Town of Collingwood that are to be addressed within the Subdivision Agreement, a draft copy of the Agreement shall be sent to said groups for their review and comment to expedite the clearance of the final plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5. | The Owner shall agree that any site alteration or the installation of any works that may be the subject of any agreements required by these conditions shall not be permitted prior to the execution of such agreements. Where any such work is undertaken in violation of this clause, approval of this plan may be withdrawn as authorized under Section 51(44) of the <i>Planning Act</i> , R.S.O.1990, as amended.                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6. | The Owner shall agree that development charges, processing and administrative fees shall be paid prior to building permit issuance in accordance with the current policies and By-laws of the Town of Collingwood, County of Simcoe, and School Boards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| 7.                                                              | The Owner shall agree to provide securities when and as may be necessary to the satisfaction of the Town of Collingwood to address those applicable matters as outlined in these conditions of draft approval.                                                                                                                                                  |
| 8.                                                              | Prior to final approval of any phase, the Owner shall demolish and remove any existing buildings or structures to the satisfaction of the Town of Collingwood.                                                                                                                                                                                                  |
| 9.                                                              | The Owner shall agree to provide for any warning clauses deemed necessary by and to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction in all Offers of Purchase and Sale, lease/rental agreements and/or condominium declarations and similar documents.                                                                 |
| Zoning                                                          |                                                                                                                                                                                                                                                                                                                                                                 |
| 10.                                                             | Prior to final approval of any phase, the appropriate zoning shall be in effect for the proposed subdivision to the satisfaction of the Town of Collingwood, and if appropriate, in consultation with other agencies, including, but not limited to, the Nottawasaga Valley Conservation Authority, and the final plans shall comply with the zoning in effect. |
| Implementation of Study/Report Recommendations and Requirements |                                                                                                                                                                                                                                                                                                                                                                 |
| 11.                                                             | The Owner shall agree that the recommendations and requirements contained within the plans, studies, reports, updates and/or addenda submitted to the Town of Collingwood to support this development, shall be implemented to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction.                                        |
| Infrastructure Plans                                            |                                                                                                                                                                                                                                                                                                                                                                 |

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| 12.                  | <p>Prior to final approval, four copies of detailed reports, plans, and drawings, prepared by a professional engineer, to the satisfaction of the Town of Collingwood, addressing stormwater management, road construction, construction mitigation, and municipal water and sewer services, including but not limited to a Stormwater Management Report, Functional Servicing Report, and Construction Management Plan shall be submitted to the Town of Collingwood.</p> <p>In addition, document(s), including, but not limited to the following, shall also be provided to the satisfaction of the Town of Collingwood for any applicable infrastructure works, municipal water and sewer services and stormwater management:</p> <p>i. A Form 1 – Record of Watermains Authorized as a Future Authorization completed and signed by a Professional Engineer.</p> <p>ii. The appropriate authorization form(s) for the alteration of the Town of Collingwood’s Consolidated Linear Infrastructure Environmental Compliance Approvals (CLI-ECA) shall be completed and signed by a Professional Engineer, for both the Storm and Sanitary CLI-ECAs.</p> <p>iii. A written opinion, stamped and signed by a Professional Engineer, that confirms that the project(s) meet the specific alteration conditions outlined in the applicable CLI-ECA approval, including other legislation/regulations; and,</p> <p>iv. Any other documentation to support an alteration to the Town of Collingwood’s sanitary collection and/or stormwater management systems as required by the Town of Collingwood’s CLI-ECA(s).</p> |
| Servicing Allocation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 13.                  | <p>509.9 Single Dwelling Unit equivalents (SDUs) of municipal water and 735.4 SDUs of wastewater capacity are required to support the proposed development as confirmed to the satisfaction of the Town of Collingwood through servicing data calculations provided by Tatham Engineering, dated</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|     | August 26, 2022. While the Town of Collingwood commits to allocate said SDUs for this development, the timing of allocation shall be determined by the Town of Collingwood at its sole and absolute discretion but shall be no earlier than completion and commissioning of the expansion to the Town of Collingwood’s water treatment plant. The Town of Collingwood’s allocation timing decision shall be incorporated into an agreement in writing between the proponent and the Town of Collingwood as part of the final approval of all or part of the subdivision. Such agreement shall also address the expiry and other stipulations of the capacity commitment as required by the Town of Collingwood Water and Wastewater Capacity Allocation Policy, as amended, including any proposed phasing or staging of the development. |
| 14. | The Owner acknowledges and agrees that prior to final approval and registration of all or part of the draft plan of subdivision, the Town of Collingwood shall confirm that sufficient capacity exists in the Water Treatment Plant and Wastewater Treatment Plant to adequately service the development at time of registration. The Owner further acknowledges and agrees that the determination as to whether there is sufficient capacity shall be made by the Town of Collingwood at its sole discretion. Building permits will not be issued until the Town of Collingwood is satisfied that adequate water, including for firefighting operations, and wastewater services are available to the lands and emergency services are available.                                                                                        |
| 15. | The Owner shall agree that building permits will not be issued until the Town of Collingwood is satisfied that adequate water, sewers, utilities and road infrastructure is in place and functional for the lands, except that building permits may be issued for “dry” model homes upon terms and conditions established by the Town of Collingwood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 16. | The Owner shall agree that no pre-sales of residential units in this draft plan of subdivision may commence until such time as the Town of Collingwood, at its sole discretion, confirms that sufficient capacity exists in the Town of Collingwood Water Treatment Plant and Wastewater Treatment Plant to adequately service the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| 17.                            | The Owner shall agree to provide documentation confirming that Energy Star certification has been achieved for the development, including, but not limited to, third party verification that requirements have been met, to the satisfaction of the Town of Collingwood.                                                                                                                                                                                                                                                                                                                                                       |
| Development Phasing            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 18.                            | Final approval for registration will be issued in phases as indicated on the Phasing Plan for Panorama North prepared by Van Harten Surveying and dated February 3, 2023, to the satisfaction of the Town of Collingwood, with the final approval of subsequent phases generally not occurring until building permits have been issued for previous phases.                                                                                                                                                                                                                                                                    |
| Easements and Land Dedications |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 19.                            | The Owner shall agree that any easements and land dedications as may be required for access, drainage, servicing, stormwater management, utilities, construction or any other purposes shall be designed to the satisfaction of, and granted to the appropriate agencies or authorities, free and clear of all encumbrances, save and except for any permitted encumbrances, to the satisfaction of the Town of Collingwood and all appropriate agencies or authorities._ Any land to be conveyed to the Town of Collingwood shall be in an environmental condition acceptable to the Town of Collingwood prior to conveyance. |
| 20.                            | The Owner shall agree that all dedications of land to the Town of Collingwood shall be at no cost to the municipality and the land shall be deeded in fee simple and that the timing of land dedications and easements shall be at the Town of Collingwood’s option, and the Town of Collingwood may require the Owner to make such land dedication as part of the Town of Collingwood’s inhibiting order arising from final registration. The dedication and timing of same is to be to the satisfaction of the Town of Collingwood.                                                                                          |
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| External Works |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| 21.            | <p>The Owner shall agree to complete, prior to the approval of the relevant phase, or timing as otherwise determined to be appropriate, to the satisfaction of the Town of Collingwood, at the Owner’s expense, any required external works including the following:</p> <p>extend the sanitary sewer from its existing location at Mountain Road and the Tenth Line north along Tenth Line to the site at the new proposed street “A”;</p> <p>construct ditching and storm sewer improvements on Tenth Line to allow for adequate outfall from the SWM pond (Block 131), along Tenth Line;</p> <p>install storm sewer across Mountain Road and provide adequate conveyance to the future Panorama (Mair Mills Village) stormwater management pond, including the adequate outfall to Taylor’s Creek.</p> <p>construct a 3.0m Trail from Block 138 to the intersection of Tenth Line &amp; Mountain Road.</p> <p>construct an eastbound left turn and westbound right turn taper at the entrance to Street ‘D’, or as recommended in the final Traffic Impact Study;</p> <p>any other improvements stipulated and in accordance with the reports submitted for the Panorama North Draft Plan of Subdivision.</p> |
| 21.1           | <p>The Owner shall agree to a proportional contribution to the total final costs incurred for installation of PXO signals and/or other pedestrian road improvements to Mountain Road and/or the Mountain Road and Tenth Line roundabout if warranted by technical studies and final design review.</p> <p>Alternatively, the Town may clear this condition, without the financial contribution upon review and acceptance of an updated Traffic Impact Study (originally prepared by Tatham &amp; Associates, dated November 2018), which reviews the needs and warrants of improved pedestrian facilities, taking into account a public school being located on Block 132, if optioned by the Simcoe County District School Board.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 22.            | <p>The channelization of Taylors Creek is a requirement for development. This channelization work was completed by neighbouring landowners in 2018. The Owner, as a beneficiary to these works, shall proportionately reimburse the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|                                    | neighbouring property owners who front ended these works, as per the cost sharing agreement dated April 2, 2018.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 23.                                | The Owner shall agree to oversize the 525mm diameter trunk sanitary sewer from the intersection of Tenth Line and Mountain Road, along Tenth Line North, through the subdivision along Street 'A' and connecting to the future development to the west and north. The Owner agrees to pay the costs associated with supplying and install the trunk sanitary sewer up to 300mm diameter. As per the Town of Collingwood's Development Charges Study May 31, 2019, the Town of Collingwood will contribute monies towards the difference in material costs to oversize the sanitary sewer from 300mm diameter to 525mm diameter.                                                                                                                                                     |
| 24.                                | <p>The Owner shall agree to enter into an early payment or other agreement under the applicable legislation, which shall be registered on title and to the satisfaction of the Town of Collingwood, with respect to the design and construction of:</p> <p>a. the Stewart Road booster facility; and,</p> <p>b. the extension of the trunk watermain from its existing location on Sixth Street at Georgian Meadows Drive to the site at the Tenth Line and the new proposed road.</p> <p>This agreement may deal with matters including, but not limited to the following, engineering standards, professional services, scope of work, best efforts for cost recovery from benefiting landowners, Development Charge credits, securities, and recovery for front-ended works.</p> |
| Roadways and Active Transportation |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 25.                                | The Owner shall agree that the road allowances shown as Streets "A" through Street "D" inclusive and Blocks 135 and 136 on the draft plan of subdivision shall be constructed, named and addressed to the satisfaction of the Town of Collingwood including, but not limited to, curb & gutter, hot asphalt, granular, traffic calming, storm sewers, sanitary sewer, watermain, subdrains, sidewalks, trails, bicycle facilities, street lights, traffic signs, driveway approaches, sodded                                                                                                                                                                                                                                                                                        |

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|                          | boulevards, boulevard trees and landscaping. The Owner shall further agree to display the lot number and corresponding municipal address in a prominent location on each lot.                                                                                                                                                                                                       |
| 26.                      | The Owner shall agree to carry out and implement to the satisfaction of the Town of Collingwood a soils report recommending the material necessary for road construction to meet Town of Collingwood standards. This report shall also address any potential groundwater issues related to the proposed development of homes, roads and stormwater management facilities.           |
| 27.                      | The Owner shall agree that all temporary turning circles, if required, are to be constructed with a minimum turning radius of 13.0 metres. The property required to construct the temporary turning circles will be conveyed to the Town of Collingwood and will be shown as a Block on the final M-Plan and will be held by the Town of Collingwood until the roadway is extended. |
| 28.                      | The Owner shall agree that the road widenings shown as Blocks 139, 140, 141 and 144 shall be deeded in fee simple to the Town of Collingwood.                                                                                                                                                                                                                                       |
| 29.                      | The Owner shall agree that the 0.3 metre road reserves and daylight triangles shown as Blocks 145 to 150 shall be deeded to the Town of Collingwood.                                                                                                                                                                                                                                |
| Parkland and Major Trail |                                                                                                                                                                                                                                                                                                                                                                                     |
| 30.                      | The Owner shall agree that Block 133 and/or any other lands within the draft plan of subdivision will be conveyed to the Town of Collingwood for park purposes, in accordance with Town of Collingwood policies and Section 51.1 of the Planning Act, as amended, and in an environmental condition acceptable to the Town of Collingwood.                                          |
| 31.                      | The Owner shall agree to design and provide base improvements to the park block(s) to the applicable Neighbourhood Park Standards, 2020, including municipal services, rough grading, topsoil and finish grading and seeding, to the satisfaction of the Town of Collingwood.                                                                                                       |

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| 32.                       | The Owner shall agree that the Trail Block shown as Block 138 shall be conveyed to the Town of Collingwood in an environmental condition acceptable to the Town of Collingwood, and generally constructed using Development Standard No. 1122, with appropriate modifications reflecting the 6-metre block width, to the satisfaction of the Town of Collingwood.                                                                                                                                                                                   |
| 33.                       | The Owner shall agree to rough grade, topsoil, seed and maintain (free of stockpiles and debris) all school blocks, park blocks, trail blocks and other vacant lands within the subdivision to the satisfaction of the Town of Collingwood. These blocks shall be maintained by the Owner to the satisfaction of the Town of Collingwood until such time as associated works have been constructed and assumed for Town maintenance and/or ongoing responsibility for the blocks has been addressed to the satisfaction of the Town of Collingwood. |
| 34.                       | The Owner shall agree that fencing, where required, shall be provided to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, and any other applicable agency where appropriate, including, but not limited to, interfaces between residential lots and vacant lands and interfaces between residential lots and Town of Collingwood owned land such as park lands, open space, walkways, storm water ponds, roads and natural environmental areas.                                     |
| Traffic and Noise Studies |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 35.                       | Prior to final approval of any phase, the Owner shall carry out and implement the recommendations and requirements of the Traffic Impact Study prepared by C.C. Tatham and Associates Ltd., Consulting Engineers, (now Tatham Engineering) and dated November 16, 2018, and any necessary updates and addenda, to the satisfaction of the Town of Collingwood.                                                                                                                                                                                      |

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| 36.                                | Prior to final approval, the Owner shall carry out and implement a Traffic Calming Study(ies) to the satisfaction of the Town of Collingwood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 37.                                | Prior to final approval of any phase, the Owner will prepare and implement the recommendations and requirements of the Road Traffic and Stationary Noise Impact Study, prepared by GHD and dated March 9, 2020, and any necessary updates and addenda, including those required to address Town of Collingwood Peer Review comments provided by R. Bouwmeester and Associates dated May 15, 2020, to the satisfaction of the Town of Collingwood, including noise mitigation measures and inclusion in Offers of Purchase and Sale, lease/rental agreements and/or condominium declarations of Standard MECP warning clauses A, D and E for areas identified on Figures B.1, C.2 and C.3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Industrial Compatibility (Lafarge) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 38.                                | <p>In addition to the warning clauses required in condition # 37 the Owner shall also agree in Offers of Purchase and Sale, lease/rental agreements, condominium declarations, and/or similar documents for all phases (in compliance with applicable Provincial direction and with additional wording as contained in correspondence submitted on behalf of Lafarge, by MHBC Planning and dated April 26, 2019), the following wording to the satisfaction of the Town of Collingwood.</p> <p>Purchasers/tenants are advised that due to the proximity of the adjacent industries, noise from the industries may at times be audible. Lafarge Canada Inc. is the owner of lands that are now and will continue to be used as a ready-mix plant (the “Lafarge Facility”) located at the property legally described as Part Lot 45 Con 10 Nottawasaga as in RO472685, Town of Collingwood (555 Tenth Line). Various processes, maintenance, shipping, and receiving, either operate continuously or at any time of day or night. Activities include the loading and unloading of aggregate and related materials, outdoor storage, truck traffic and the operation of the ready-mix plant and there may be industrial sounds, backup beepers, dust, air emissions, vibrations, and light emanating from the Lafarge Facility from time to time (“Operational Emissions”).</p> <p>Notwithstanding the inclusion of certain mitigation features at the Lafarge</p> |

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|     | <p>Facility and in the development of lands to lessen Operational Emissions and visual impact from the Lafarge Facility from time to time noise from the Lafarge Facility is likely to be audible, dust, air emissions, and light emissions may be bothersome and such potential noise, air emissions, dust, odour, vibration, and visual impacts may impact the enjoyment of indoor and outdoor areas on the Subject Lands.</p> <p>Lafarge shall not be required to change any of its facilities or operations upon the Lafarge Lands as a result of or in response to any complaints or claims, provided that the Lafarge Facility operates in compliance with its applicable Environmental Compliance Approval, as well as applicable environmental and other municipal, provincial and federal regulations.</p> |
| 39. | <p>The Owner shall agree that landscape screening shall be provided on Blocks 130 and 131, and/or Block 132, including but not limited to a continuous row of 3-5 metre coniferous trees, to provide additional visual screening from the Lafarge operation on the Tenth Line to the satisfaction of the Town of Collingwood.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 40. | <p>The Owner shall agree that if more sensitive land uses than are contemplated within this development are proposed in the future (e.g., any increase in height to buildings, or change of location), it is the responsibility of the Owner to:</p> <ul style="list-style-type: none"> <li>a. completes the required studies and implement the necessary at receptor and/or at source mitigation to ensure the use is compatible with the adjacent industrial uses to minimize the potential for complaints and to ensure that the industrial uses continue to meet their MECP noise limits, and,</li> <li>b. notifies Lafarge in the event that any changes to land use are being considered.</li> </ul>                                                                                                          |
| 41. | <p>Prior to final approval of any phase, the Owner will agree to carry out and implement the recommendations and requirements of the Environmental Dust and Odour Feasibility Study, prepared by GHD Group Limited dated November 16, 2018, and any necessary updates or addenda, all to the satisfaction of the Town of Collingwood, including the possibility of a Standard MOE proximity clauses in Offers of Purchase and Sale, lease/rental agreements, condominium</p>                                                                                                                                                                                                                                                                                                                                        |

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|                                                  | declarations, and/or similar documents advising that dust and or odour may be noticeable from time to time.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Stormwater Management and Conservation Authority |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 42.                                              | The Owner shall agree that Block 131 shall be dedicated to the Town of Collingwood and designed and constructed at the Owner's expense for stormwater management, open space, and trail purposes in a naturalized and unfenced condition and in an environmental condition acceptable to the Town of Collingwood, to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority.                                                                                                            |
| 43.                                              | All existing drainage within and external to the subject plan shall be accommodated according to the Town of Collingwood's Stormwater Management Policies and to the satisfaction of the Engineering Services Department. Where improvements and/or adjustments to the existing systems are necessary to facilitate this development, the Owner shall agree to provide the necessary works, including outlet improvements as required.                                                                                                           |
| 44.                                              | The Owner shall agree to provide storm sewers suitably designed and of sufficient depth for the proper drainage of the lands within and external to the subdivision and to discharge to drainage outlets as directed by and to the satisfaction of the Town of Collingwood.                                                                                                                                                                                                                                                                      |
| 45.                                              | Prior to final approval of any phase or any site alteration on the subject lands, the following shall be prepared to the satisfaction of the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority, and implemented through the Subdivision Agreement or other development tools including the timing of works:<br>A detailed Stormwater Management Report.<br>An Erosion Control Plan.<br>A detailed Grading Plan.<br>d. A detailed Enhancement and Landscaping Plan for the stormwater management pond; and, |

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|                               | e. A detailed Geotechnical Report on the Stormwater facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 46.                           | The Owner shall agree in wording acceptable to the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority to carry out or cause to be carried out the recommendations and measures contained within the plans and reports set out above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 47.                           | <p>The Owner shall agree in wording acceptable to the Town of Collingwood, in consultation with the Nottawasaga Valley Conservation Authority to:</p> <p>ensure that all stormwater management facilities and sediment and/or erosion control measures as approved by the Town of Collingwood, will be in place prior to the creation of impervious areas such as roads and buildings being undertaken.</p> <p>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 Town of Collingwood and any other authority with jurisdiction; and,</p> <p>ensure that the necessary drainage easements are established and granted to the Town of Collingwood.</p> |
| 48.                           | Prior to final approval of any phase or to any site alteration, the Nottawasaga Valley Conservation Authority shall be notified by the Owner in writing (through a copy of the passed zoning by-law including its text and schedule) that the storm water management facility has been restrictively zoned (e.g., Environmental Protection (EP)).                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Water and Wastewater Services |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 49.                           | The Owner shall agree to provide sanitary sewers suitably designed and of sufficient depth to provide for the proper collection from the lands within and external to the subdivision per the Town of Collingwood Development Standards, and to the satisfaction of the Town of Collingwood and any other authority with jurisdiction.                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| 50.                                 | The Owner shall agree that to provide proper and reliable water distribution systems within the development, reasonable looping of these systems shall be provided to the satisfaction of the Town of Collingwood. The Owner shall further agree that the final design of the water system may be subject to review by the Town of Collingwood using water modeling techniques to ensure sufficient flows, at the discretion of the Town of Collingwood, and the Town of Collingwood may require amendments to the design because of such modeling. |
| 51.                                 | The Owner shall agree to convey to the Town of Collingwood any needed water and wastewater servicing easements, including, but not limited to blanket easement(s) to permit the maintenance of all water mains extending to the curb stops and access to and maintenance of unit isolation valves on or before acceptance of the watermains by the Town of Collingwood.                                                                                                                                                                             |
| Other Utility and Service Providers |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 52.                                 | As a condition of the registration of any plan of subdivision within the draft approved lands the Owner shall make satisfactory arrangements with EPCOR to ensure proper and sufficient electricity servicing and capacity is in place for the proposed plan of subdivision in compliance with the Ontario Energy Board's Distribution System Code and EPCOR's Conditions of Service.                                                                                                                                                               |
| 53.                                 | Prior to final approval of any phase, the Owner shall make arrangements, to the satisfaction of applicable service providers and the Town of Collingwood, for the relocation of any utilities required by the development of the subject lands, all to be undertaken at the expense of the Owner.                                                                                                                                                                                                                                                   |
| 54.                                 | The Owner shall agree to co-ordinate the preparation and submission of a composite utility distribution plan to the satisfaction of the Town of Collingwood and any other authority having jurisdiction.                                                                                                                                                                                                                                                                                                                                            |
| 55.                                 | The Owner shall agree to provide Canada Post with two copies of the composite utility distribution plan. Furthermore, that the Owner shall agree to:                                                                                                                                                                                                                                                                                                                                                                                                |

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|     | <p>a. Work with Canada Post and the Town of Collingwood to determine and provide temporary suitable location prior to occupancy for the placement of the Centralized Mail Facility/Community Mailbox.</p> <p>b. Work with Canada Post and the Town of Collingwood to determine the location of the Centralized Mail Facility/Community Mailboxes and to ensure that they are properly identified on all appropriate maps and plans.</p> <p>c. Provide an appropriately sized sidewalk section (concrete pad) where applicable, to Canada Post’s and the Town of Collingwood’s specifications, any required walkways across the boulevard, and any required curb cuts for wheelchair access for the placement of the permanent Community Mailbox locations and include said requirements on the appropriate plans/maps; and,</p> <p>d. Outfitting the apartment block building with a common lobby lock-box assembly with parcel compartments.</p> |
| 56. | <p>The Owner shall agree to the satisfaction of Enbridge Gas Distribution that:</p> <p>Streets are to be constructed in accordance with any composite utility distribution plans and approved by the Town of Collingwood and any other authority having jurisdiction.</p> <p>Streets shall be graded to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines; and,</p> <p>c. Any Town of Collingwood approved road cross-sections showing all utilities in the configuration proposed for all the streets are to be provided to Enbridge Gas Distribution, and the gas locations must be a minimum of 0.6 metres from the street line.</p>                                                                                                                                                            |
| 57. | <p>The Owner shall agree that prior to commencing any work within the Plan, that they must confirm that sufficient wire-line communication / telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. If such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay</p>                                                                                                                                                                                                                                                                                                                                                                         |

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|                                                | for such connection to and/or extension of the existing communication / telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternate communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/ telecommunication services for emergency management service (i.e., 911 Emergency Services).                                                                                                                                                                                                                                                                                                                                     |
| 58.                                            | The Owner shall agree to convey any easement(s) and maintenance agreements as deemed necessary by Bell Canada, or any other applicable telecommunication provider, to service this new development. The Owner further agrees to convey such easements at no cost to Bell Canada/or any other applicable telecommunication provider. In the event of any conflict with existing communication / telecommunication facilities or easements, the Owner shall agree to be responsible for the relocation of such communication/telecommunication facilities or easements at their own costs.                                                                                                                                                                                                      |
| Construction and Communication Management Plan |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 59.                                            | The Owner shall agree to make arrangements to the satisfaction of the Town of Collingwood for a suitable construction traffic route.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 60.                                            | Prior to final approval of any phase or site alteration, the Owner shall prepare and carry out a construction management plan to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction and at the sole cost of the Owner. Further, the Owner shall agree to provide updates to the Town of Collingwood for the entire construction process through to issuance of the completion certificate. This plan shall include the following at a minimum:<br>Central coordinating contact and tracking for all community complaints and respective responses.<br>Trades communication and enforcement plan.<br>Project phasing, staging, periods of activity and operating hours including peak times and types of activity.<br>Parking for trades and deliveries. |

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|                                                              | <p>Traffic protection plan for vehicular and pedestrian traffic in accordance with OTM Book 7;</p> <p>Material delivery loading areas, coordination and enforcement.</p> <p>Office space (construction trailer);</p> <p>Working hours.</p> <p>Debris (garbage);</p> <p>Noise and dust control.</p> <p>Importation and exportation of fill or surplus material.</p> <p>Site access and egress.</p> <p>Communications plan for providing notification to and addressing concerns of: Immediately adjacent residents.</p> <p>Adjacent residents.</p> <p>The broader community who may have questions about the development; and, Purchasers/New homeowners.</p> <p>Impact mitigation plan for residents affected by off-site servicing; and,</p> <p>A contingency plan that addresses any additional impacts to private or municipal property not foreseen in the construction management plan including notification, compensation, and conflict resolution provisions as may be appropriate.</p> <p>The Owner shall agree that if in the opinion of the Town of Collingwood, the Owner fails to implement the Construction Management Plan and/or fails to update the Construction Management Plan to address concerns raised by the Town of Collingwood, the Town of Collingwood reserves the right to draw upon securities held as part of the subdivision or any agreement to implement the provisions of the Construction Management Plan and/or rectify the concerns for lands owned and not owned by the Municipality. Any amounts drawn from project securities for such implementation shall be replaced within 30 days. The Town of Collingwood shall seek full cost recovery plus appropriate administration fees and disbursements for all efforts as a result of the Owner's failure to perform.</p> |
| Environmental Impact Study, Tree Removal and Site Alteration |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| 61.                                             | Prior to final approval an Environmental Impact Study shall be undertaken for the subject lands, scoped at a minimum to address the potential for the Species at Risk habitat, to the satisfaction of the Town of Collingwood and any Provincial Ministry with jurisdiction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 62.                                             | Prior to approval of any phase, and any tree removal or site alteration, the Owner shall be required to prepare and implement a Tree Preservation Plan to the satisfaction of the Town of Collingwood. The Tree Preservation Plan shall be consistent with any and all applicable recommendations of the reports required to be prepared in these conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 63                                              | Prior to any tree removal or site alteration, if required, the Owner shall agree to apply to Destroy Trees as per Town By-law 2012-084 By-Law to Prohibit and Regulate the Destruction or Injury of Trees in the Town of Collingwood, as amended periodically.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Urban Design and Architectural Control Guidance |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 64.                                             | <p>The Owner shall agree to carry out and implement, prior to the offering of models for sale or pre-sales, Urban Design and Architectural Control Guidelines prepared by a qualified Architect, and Landscape Architect. The Urban Design and Architectural Control Guidelines shall be in conformity with the Town of Collingwood Urban Design Manual and any other applicable documents or direction, shall contain graphics and visualizations to assist in application and shall identify an acceptable Control Architect review process to the satisfaction of the Town of Collingwood. The Town of Collingwood, at its sole discretion may peer review the Urban Design and Architectural Control Guidelines at the Owner's expense.</p> <p>Matters to be addressed through implementation process requirements may include, but are not limited to, the following:</p> <ul style="list-style-type: none"><li>• selection and hiring of a Control Architect, at the Owner's expense, for review and approval purposes.</li></ul> |

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|                                                                                          | <ul style="list-style-type: none"><li>• timing, submission, and evaluation requirements for Control Architect clearance.</li><li>• conflict resolution mechanisms in the event of disputes around Control Architect clearance; and,</li><li>• submission of securities needed to address implementation issues, including but not limited to the above.</li></ul>                                                                                                                                                                                                                                                                                              |
| 65.                                                                                      | Prior to final approval of any phase, the Owner shall carry out and implement a Streetscape Landscape Plan to the satisfaction of the Town of Collingwood. The Streetscape Landscape Plan shall conform to the Town of Collingwood’s Urban Design Standards, Subdivision Guidelines and Development Standards and shall address such matters as the location of driveways.                                                                                                                                                                                                                                                                                     |
| Integration of Multi-Residential Blocks and Active Transportation and Open Space Network |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 66.                                                                                      | The Owner shall agree that development of multi-unit residential Blocks 125 through 130 and 132 (if not developed for school purposes), shall be accomplished in an integrated manner to the satisfaction of the Town of Collingwood in accordance with the submitted supporting studies and peer reviews referenced throughout these conditions, including use of easements and/or additional land dedications, to ensure:<br>appropriate servicing, vehicular, pedestrian and emergency access and connectivity; and,<br>public accessibility to common amenity spaces, where they factor into the broader active transportation system for the development. |
| 67.                                                                                      | The Owner shall agree to design and configure any street townhouse dwelling units and associated driveways, should they ultimately be proposed, to maximize the potential for on-street parking, snow storage on adjacent streets and appropriate rear yard access, to the satisfaction of the Town of Collingwood.                                                                                                                                                                                                                                                                                                                                            |
| Future Condominiums                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| 68.                                                  | The Owner shall agree to include advisory or warning clauses, to the satisfaction of the Town of Collingwood, in any future condominium documentation for the Multi-Unit Residential Blocks, including Declarations registered for projects under Section 2 of the Condominium Act and all associated Agreements of Purchase and Sale or Lease for the dwelling units within developments, advising prospective purchasers and/or residents of the ownership framework of Condominium developments, and costs associated with the long-term maintenance and repair of privately owned infrastructure and common elements.                                                               |
| 69.                                                  | The Owner shall agree, to the satisfaction of the Town of Collingwood, that any future development proposals where condominium arrangements are involved shall be required to supply the Board of each Condominium Corporation a Common Elements infrastructure turn-over and commissioning package including, but not limited to, all final approved plans for the development, all revised designs, inspection reports, final “as-built” drawings with stamped engineer approvals, video inspection records, etc. together with information about the ongoing maintenance and operation needs of the privately owned infrastructure and common elements.                              |
| <b>Environmental Site Assessment and Remediation</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 70.                                                  | Prior to final approval of any phase, the Owner will agree to carry out and implement the recommendations and requirements of the Phase 1 and Phase 2 Environmental Site Assessments prepared for the site, dated February 2006 and February 10, 2021 and any necessary updates, addenda or subsequent studies, as may be required to meet Ministry of Environment Conservation (MECP) standards for residential, parkland, institutional and/or any other sensitive property use in accordance with Ontario Regulation 153/04, and other applicable regulations, all to the satisfaction of the Town of Collingwood, including Peer Review at the Owner’s expense as may be necessary. |

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| 71. | Where required by the completed studies and/or future updates, addendums or studies outlined in Condition 70, prior to final approval of any phase containing sensitive land uses, the Owner shall agree to prepare and implement a Remediation Plan, and any amending or supplementary documentation, for the subject lands as may be required to meet Ministry of Environment Conservation (MECP) standards for residential, parkland, institutional and/or any other sensitive property use in accordance with Ontario Regulation 153/04, and other applicable regulations, all to the satisfaction of the Town of Collingwood, including Peer Review at the Owner's expense as may be necessary.                                                                |
| 72  | Prior to final approval of phases 1, 2a, 2b and 3a, interim measures for addressing contaminated soil within the relevant phase, such as the temporary storage of the contaminated soil on lands in future phases, may be considered in respect of the relevant phase meeting the Ministry of Environment Conservation (MECP) standards for residential, parkland, institutional and/or any other sensitive property use in accordance with Ontario Regulation 153/04, and other applicable regulations, all to the satisfaction of the Town of Collingwood, including Peer Review at the Owner's expense as may be necessary and securities to ensure that the preparation and implementation of a Remediation Plan, as required under condition #71, is achieved. |
| 73. | Where a Remediation Plan proposes the conveyance of contaminated lands to the Town of Collingwood for open space or other purposes, and the Town of Collingwood has approved in principle that it will accept such lands, a Risk Assessment, Certificate of Property Use and Record of Site Condition documents, approved by the MECP, are required to the satisfaction of the Town of Collingwood prior to the conveyance of any lands to the Town of Collingwood.                                                                                                                                                                                                                                                                                                 |
| 74. | If the Town of Collingwood has approved in principle that it will accept remediated lands, the Owner shall agree that any future conveyance of lands for remediation purposes to the Town of Collingwood, shall also address the following matters to the satisfaction of the Town of Collingwood, prior to conveyance and/or as included in an appropriate agreement:                                                                                                                                                                                                                                                                                                                                                                                              |

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|                          | <p>The lands shall be appropriately landscaped for open space purposes. Completion of a minimum of two years of monitoring confirming the contaminants are stable, secure and not migrating off the site at concentrations higher than MECP standards.</p> <p>Access easements as may be required to the Town of Collingwood and any other appropriate agency and authority; and,</p> <p>Securities for a period not to exceed 8 years after conveyance, to address any post conveyance obligations identified by the MECP, peer reviewer and/or the Town of Collingwood, including but not limited to monitoring, inspecting, maintaining, implementing health and safety plans, or other actions required to actively manage the lands.</p>                                                                   |
| Simcoe County Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 75.                      | <p>Prior to final approval of any phase, the Owner shall submit any required updates or addendums to the original D-4 Guideline Study report prepared by GHD, dated February 2020 and revised May 11, 2020, to be prepared by a qualified professional in accordance with any relevant Ministry of Environment, Conservation and Parks Guidelines to the satisfaction of the County of Simcoe. Further, the Owner shall agree that if a satisfactory D-4 Study is submitted to the County and this draft plan of subdivision or any phase thereof is not final approved within five (5) years of the date the D-4 Study was accepted by the County, being June 2, 2020, the recommendations of the D-4 Study shall be reconfirmed in writing by a qualified professional to the satisfaction of the County.</p> |
| 76.                      | <p>Prior to final approval of any phase, the Owner shall enter into a Development Agreement with the County of Simcoe containing wording acceptable to the County to ensure that the management controls and mitigation measures recommended in the original D-4 Guideline Study, prepared by GHD, dated February, 2020 and revised May 11, 2020, inclusive of any required updates or addendums, by the Owner's consultant, and further by the County's peer review consultant, be implemented. This Development Agreement shall be registered on title to the subject lands by the County. Further, the Owner shall agree that if any phase of the subdivision is not final approved within five (5)</p>                                                                                                      |

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|     | years of the registration date of the original D-4 Development Agreement by the County, an amending Development Agreement may be required by the County to address any new or amended D-4 recommendations identified by the Owner's consultant or the County's peer review consultant through the five-year reconfirmation exercise identified in the condition above, to the satisfaction of the County.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 77. | The Owner shall agree to include an appropriately worded warning clause in agreements of purchase and sale for all Lots and Blocks advising Purchasers of a D-4 Development Agreement between the Owner and the County of Simcoe in regard to development management controls and mitigation measures the Owner has put in place to minimize potential adverse effects from the County's nearby landfill operations at 470 Tenth Line.                                                                                                                                                                                                                                                                                                                                                                                                  |
| 78. | The Owner shall agree to implement the management controls and mitigation measures identified in the original D-4 Guideline Study report prepared by GHD, dated February 2020 and revised May 11, 2020, inclusive of any require updates or addendums, by the Owner's consultant, and further by the County's peer review consultant, in the design of the development. This includes the removal of any existing tile drains from the lands, berm construction, privacy fence installation, tree retention and tree plantings, building orientation and window coverings, and noise mitigation measures.                                                                                                                                                                                                                               |
| 79. | The Owner shall agree to include the following advisory clause in all future Site Plan, Condominium and/or other Agreements, the Declaration registered for the project under Section 2 of the <i>Condominium Act</i> and within all Agreements of Purchase and Sale or Lease for the townhouse units within this development, and for the residential units within all apartment buildings, to the satisfaction of the County of Simcoe:<br>"The County of Simcoe is not obligated to provide curbside waste collection services to residential dwelling units with vehicular access from private condominium roads, or to multi-unit residential buildings of six (6) or more units, in accordance with the County of Simcoe's Multi-Residential and Private Road Waste Collection Policy and Waste Collection Design Standards. This |

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|                                               | residential condominium development has not been designed to meet the requirements of the County of Simcoe’s Waste Collection Design Standards. It will be the responsibility of the Condominium Corporation(s) and apartment building owners to arrange for waste collection services for these residential dwelling units through a private contractor, to be paid for by the Condominium Corporation(s) and apartment building owners.”                                                                                                                                                                                                                                                                                                                       |
| 80.                                           | The Owner shall agree, in wording satisfactory to the County that, “The County of Simcoe is not required to provide curbside waste collection service to the municipal roads until such time as the municipality assumes the road. The County may, however, commence waste collection services on the municipal roads once some level of residency begins and prior to the municipality assuming the road, subject to a request being made and regular access being available on the road. The Owner acknowledges that should municipal road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., service disruptions will occur, and the Owner/Developer will be responsible for providing waste collection services.” |
| 81.                                           | The Owner shall agree that development charges, processing and administrative fees be paid in accordance with the current County of Simcoe Development Charges By-law and policies in effect at the time of Building Permit issuance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 82.                                           | Prior to final approval of any phase, a copy of the proposed draft Subdivision Agreement including the above-noted advisory clause(s) and statements, shall be submitted to the County of Simcoe for review and approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Simcoe Muskoka Catholic District School Board |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 83.                                           | The Owner shall agree, with wording to the satisfaction of the Simcoe Muskoka Catholic District School Board, to include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|                                     | District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school's area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Simcoe County District School Board |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 84.                                 | The Owner shall agree to register the draft plan of subdivision with the agreed upon school site, currently known as Block 132, on the draft approved plan of subdivision, dated February 24, 2020, and prepared by Van Harten Surveying Inc. with no less than 22,574.4 square metres in area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 85.                                 | <p>Prior to final approval of the Phase 3a, the Owner shall agree submit to the Simcoe County District School Board for review and comment, at no cost to the Simcoe County District School Board, the overall subdivision plans/reports, and addendums thereto, so that the Simcoe County District School Board may review them as they relate to the Block 132 and the ability of the site to construct a two/three story elementary school including:</p> <p>A Geotechnical Report which supports the construction of a typical two to three storey school, including a soils assessment.</p> <p>A Site Grading and Drainage Plan with a maximum gradient of 5% over less than 20% of Block 132 with an overall grade of 1-3% throughout the remainder of the Block or as otherwise approved by the Simcoe County District School Board.</p> <p>A Site Servicing Plan for Block 132 showing the following:</p> <p>Stub locations for sanitary sewer.</p> <p>1 – 100mm diameter domestic waterline service stub, with curb valves and boxes.</p> <p>1 – 150mm diameter fire protection service stub, with curb valves and boxes.</p> <p>1 – 6in stub for sanitary sewers.</p> <p>Clarification on how the Zone 1 and Zone 2 pressure boundaries will impact the development of Block 132 with an elementary school.</p> <p>An Erosion and Sedimentation Control Plan for Block 132.</p> <p>A Stormwater Management Plan for Block 132, including the following:</p> <p>A stormwater connection plan.</p> <p>Stormwater management calculations include 60% impervious infiltration to allow for a school, portables, and hard surfaces.</p> |

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|     | <p>A Traffic Study which recognizes elementary school traffic flows, including but not limited to:</p> <p>A traffic calming management plan.</p> <p>Location of sidewalks which shall be located on both the north and south sides of Street A.</p> <p>Street details/profiles.</p> <p>Profile of the street with the traffic flow of a school.</p> <p>Information on turning lanes as it does not appear that the intersection of Street A and Tenth Line will be signaled.</p> <p>A Photometric Plan (streetlighting plan for the affected frontage).</p> <p>Electrical Design Drawings showing a 500kva Hydro connection with a switchgear to the property line.</p> <p>Stage 2 Archeological Assessment, including any recommendations and/or mitigation works that will be required to be completed and confirmation that this will not affect the developability of Block 132.</p> <p>Confirmation that the development of Block 132 would not be impacted by any setback requirements from industries within the general vicinity.</p> <p>Any other supporting documentation that may be relevant or requested by the Simcoe County District School Board.</p> |
| 86. | <p>Prior to final approval of the Phase 3a, the Owner shall submit, at no cost to the Simcoe County District School Board, written confirmation from the Town of Collingwood confirming the following as they relate to a new school facility:</p> <p>The availability of a satisfactory water supply (both domestic and fire) for Block 132.</p> <p>The availability of water and wastewater capacity allocation for Block 132.</p> <p>That Block 132 stormwater flow calculations for the development of a school on the Block have been incorporated into the overall stormwater management design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 87. | <p>The Simcoe County District School Board will provide their reasonable anticipated domestic water demand and fire flows and sanitary sewage flows related to the future development of Block 132, as well as the preferred location of services to the property line of Block 132, to the Owner within 30 days upon</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|     | receipt of written request from the owner. The Owner shall agree to incorporate those flows into their detailed engineering design and provide some to the Simcoe County District School Board for their review. The Owner shall agree to install all services, in accordance with the approved engineering drawings, to the satisfaction of the Town of Collingwood, the Simcoe County District School Board and any other authority with jurisdiction.                                                                                                                                                                                                                                                                                                                                                                                                               |
| 88. | The Simcoe County District School Board will provide their reasonable anticipated electricity demands related to the future development of Block 132 for a school site to the Owner within 30 days upon receipt of written request. The Owner shall agree to incorporate those demands into their electrical design drawings and provide some to the Simcoe County District School Board for their review. The subdivision electrical design will include specific electrical infrastructure such as switchgear, etc. The Simcoe County District School Board would request that, if feasible and acceptable to the affected landowner, the switchgear be located on adjacent land however not on the school site. The Simcoe County District School Board will be responsible for transformer locations servicing the site as part of the Site Plan approval process. |
| 89. | The Owner shall agree to supply the Simcoe County District School Board with a certificate and/or written confirmation, from the local natural gas company, confirming an adequate capacity for a new school on Block 132.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 90. | The Simcoe County District School Board will provide their reasonable requirements for telecommunication service infrastructure and Fiber Optic service infrastructure related to the future development of Block 132 for a school site within 30 days upon written request from the Owner. The Owner shall agree to incorporate those into their detailed design and provide the same to the Simcoe County District School Board for their review. The Owner shall agree to install all services, in accordance with the approved drawings, to the satisfaction of the Simcoe County District School Board and telecommunication service providers.                                                                                                                                                                                                                   |

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| 91. | The Owner shall agree that there will be no stockpiling of soil on Block 132. If stockpiling has occurred, prior to the conveyance of Block 132 to the Simcoe County District School Board, the Owner shall remove all excess soils from Block 132 and the lands shall be graded with material suitable for use in supporting the imposed load of buildings and hard surfaces in accordance with the approved subdivision grading plan. A pre and post stockpiling soils test shall be conducted by a qualified engineer and provided to the Simcoe County District School Board.                                                                                                                                                                                                                                                                                                        |
| 92. | <p>The owner shall agree that prior to conveyance of Block 132 to the Simcoe County District School Board, a chain link fence along the easterly lot line between Block 132 (School) and Block 131 (stormwater management) shall be installed with the following specifications:</p> <p>1.8m high<br/>2" x 2" x 9ga chain link fabric, hot dip galvanized after weaving<br/>Fabric shall have top and bottom selvedge edges knuckled.<br/>All posts shall be on schedule 40 weight, hot dip galvanized.<br/>End, corner, and straining posts 89mm O.D.<br/>Line posts 50mm O.D.<br/>Hot dip galvanized for all components, typical.<br/>Continuous top rail, 42mm O.D.<br/>Line post spacing not to exceed 3m.<br/>Provide 89mm straining posts at midspan where distance between terminal or corner posts is greater than 100m.<br/>Continuous bottom tension wire, wire to be 9ga.</p> |
| 93. | The Owner shall agree that prior to the conveyance of Block 132 to the Simcoe County District School Board, the visual mitigation berm along the north lot line of Block 132, shall be installed if required by Simcoe County. The berm, tree plantings and privacy fence must be installed in accordance with the D-4 Study prepared by GHD dated February 2020, including any addendums. The specifications of the landscaping, the berm and 1.8-metre-high wooden privacy fence along the north lot line of Block 132 shall be reviewed and approved by the Simcoe County District School Board prior to installation.                                                                                                                                                                                                                                                                |

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| 94. | <p>The Owner shall agree that the following clauses shall be inserted in all Agreements of Purchase and Sale of residential lots and units within the Subdivision provided as follows:</p> <p>All offers of purchase and sale on lands adjacent to the elementary school site shall contain the following clauses:</p> <p>The purchaser acknowledges and accepts that Block 132 is a future school site and will be maintained and developed as such.</p> <p>The purchaser acknowledges and accepts that noise, dust, and truck traffic are normal circumstances during the construction of a school, and once the school is constructed, noise, exterior lighting, portable classrooms, and increased traffic on neighbouring streets during peak A.M. and P.M. hours and during special events are normal operating conditions for a school.</p> <p>Temporary facilities/portables may be placed on the lands in order to accommodate students in excess of the capacity of the school building.</p> <p>All offers of purchase and sale for any residential lots and units within the Subdivision shall contain the following clauses:</p> <p>The construction of a public elementary school on a designated site is not guaranteed. Accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities, including but not limited to accommodation in portable classrooms, a “holding school”, or an alternative school within or outside of the community.</p> <p>If school buses are required within the Subdivision in accordance with Board transportation policies, school bus pick up points will generally be located on through streets at a location convenient to the Simcoe County Student Transportation Consortium.</p> |
| 95. | <p>The Owner shall agree that prior to final approval of Phase 3a, the Owner shall enter into an Option Agreement with the Simcoe County District School Board outlining how the value of the site and timing of purchase will be determined for Block 132. Alternatively, at the discretion of the Simcoe County District School Board, the Owner may enter into an Agreement of Purchase and Sale for Block 132. The Simcoe County District School Board will have an option to purchase the school site at any time specified by the Board within 5 years following the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|               | date of registration of Phase 3a of the plan of subdivision in which Block 132 is located.                                                                                                                                                                                                                                                                                                             |
| 96.           | The Owner shall agree, that if the Simcoe County District School Board has not exercised the option to purchase Block 132 within 5 years following the date of registration of Phase 3a, the Owner will provide the Town of Collingwood with a letter from the Simcoe County District School or a copy of the expired Option Agreement confirming that the property is not required for a school site. |
| 97.           | The Owner shall agree that the construction of Block 131, being the stormwater management pond, shall be completed prior to the conveyance of Block 132 to the Simcoe County District School Board, if optioned. The Simcoe County District School Board shall not be responsible for the construction of the stormwater management pond.                                                              |
| Documentation |                                                                                                                                                                                                                                                                                                                                                                                                        |
| 98.           | Prior to final approval of any phase, the Town of Collingwood shall receive written confirmation from the appropriate Provincial agency that the Archaeological Assessment prepared by Amick Consultants Limited has been filed with and received by the Ministry.                                                                                                                                     |
| 99.           | Prior to final approval of any phase, a copy of the proposed final plan is to be forwarded to the Town of Collingwood for review and approval.                                                                                                                                                                                                                                                         |
| 100.          | Prior to Council enacting and passing a by-law to authorize the Subdivision Agreement for any phase as required to implement these Conditions, the Town of Collingwood, will be advised by the Owner in writing and with supporting documentation, how all of the above conditions have been satisfied or will be satisfied.                                                                           |
| 101.          | Subject to the conditions set forth above, this Draft Plan is approved under Section 51 of the <i>Planning Act</i> , R.S.O., Chapter 13, as amended, on the 5 <sup>th</sup> day                                                                                                                                                                                                                        |

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|                             | of June 2023. The approval of the Draft Plan is for a period of three (3) years and will lapse on the 5 <sup>th</sup> day of June 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 102.                        | If final approval is not given to this plan within the draft approval time above, the draft approval will lapse under section 51(32) of the <i>Planning Act</i> . Draft approval may be extended pursuant to subsection 51(33) of the <i>Planning Act</i> and in accordance with Town of Collingwood policies subject to subsection 51(33.1), (33.2), (33.3), but no extension can be granted once the draft approval has lapsed, unless the Town exercises its authority under subsection 51(33.1). If the applicant wishes to request an extension to draft approval, a written explanation, together with the completed application form and fee and all necessary updated supporting studies or other necessary documentation as identified by and to the satisfaction of the Town of Collingwood, must be received by the Town of Collingwood, acting reasonably, at least three (3) months prior to the lapsing date. |
| Clearances for Registration |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 103.                        | Prior to final approval of any phase, the Town shall provide written confirmation that conditions 2 to 37, 41 to 44, 49-51, 59 to 74 and any other conditions within deemed necessary, have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 104.                        | Prior to final approval of any phase, the Nottawasaga Valley Conservation Authority shall provide written confirmation that conditions 10, 34, 42 and 45 to 48 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 105.                        | Prior to final approval of any phase, EPCOR Inc. shall provide written confirmation that condition 52 has been carried out to their satisfaction with a brief but complete statement indicating how the condition has been satisfied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| 106. | Prior to final approval of any phase, Canada Post shall provide written confirmation that condition 55 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.                                               |
| 107. | Prior to final approval of any phase, the Simcoe Muskoka Catholic District School Board shall provide written confirmation that condition 83 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.         |
| 108. | Prior to final approval of any phase, the Simcoe County District School Board shall provide written confirmation that conditions 84 to 97 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.           |
| 109. | Prior to final approval of any phase, Enbridge Gas shall provide written confirmation that condition 56 has been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.                                              |
| 110. | Prior to final approval of any phase, the County of Simcoe shall provide written confirmation that conditions 75 to 82 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied.                              |
| 111. | Prior to final approval of any phase, the communication / telecommunication provider(s) shall provide written confirmation that conditions 57 to 58 have been carried out to their satisfaction with a brief but complete statement indicating how each condition has been satisfied. |

#### Notes to Draft Approval

It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Town, quoting file number D1201318.

It is noted that, the draft plan of subdivision and associated conditions of draft plan approval may require revisions, to the satisfaction of the Town of Collingwood and/or any other authority with jurisdiction, to implement or integrate any recommendations from studies required as a condition of draft approval.

The Owner be aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2).

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

The Town of Collingwood requires all engineering drawings to be submitted in AutoCAD format as well as hardcopies.

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

It is noted that the following agencies have indicated they wish their concerns to be addressed, where appropriate, through the Subdivision Agreement: Nottawasaga Valley Conservation Authority, Simcoe County, EPCOR, Enbridge, Canada Post, the School Boards, and the Telecommunications Providers.

That prior to any site alteration or development at this location or related off-site works, required permits, under Ontario Regulation 172/06 and the Conservation Authorities Act, will be obtained from the Nottawasaga Valley Conservation Authority.

The Final Plan approved by the Town must be registered within 30 days or the Town may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990, as amended.