

Draft Plan Conditions/Site Plan Clearance Table
Draft Approved Plan of Subdivision S-U-2018-01
December 2, 2019 to December 2, 2022
Reach Street, Uxbridge

DP#	Draft Plan Condition	Consultant	D.P. Clearance Comments	Final Clearance of Condition Status
1	The Owner shall prepare the final plan on the basis of the approved draft plan of subdivision, prepared by Michael Smith Planning Consultants, identified as Drawing Number 1125-00, dated October 14, 2017, and revised February 19, 2019 which illustrates eleven (11) residential blocks for 62 common-element townhouses, and 2 blocks for common-element condominium (Open Space) and 1 block for common-element condominium (roadways).	MSPCDC Ertl OLS	Draft M-plan completed.	
2	The Owner shall name road allowances included in this draft plan to the satisfaction of the Region of Durham and the Township of Uxbridge.	MSPCDC	Street Names have been assigned <i>David Worgan Trail</i> <i>Lois Torrance Trail</i> <i>Vern Robertson Gate</i>	
3	The Owner, prior to the final approval of this draft plan, shall apply to the Township of Uxbridge and obtain approval of the zoning for the land uses shown on the draft plan in accordance with the provisions of the Planning Act.	MSPCDC	Zoning By-law No. 2019-102 approved on June 24, 2019	
4	The Owner acknowledges and agrees that the draft plan and associated	MSPCDC	Noted	

	conditions of draft approval may require revisions, to the satisfaction of the Township of Uxbridge and Lake Simcoe Region Conservation Authority (LSRCA), to implement or integrate any recommendations resulting from studies required as a condition of draft approval.			
5	The owner shall not remove any trees or topsoil from the lands within the draft plan or start any grading of the lands, prior to the registration of the draft plan, without prior written approval of the Township of Uxbridge.	SKA Cosburn Beacon	Addressed in the pre-servicing agreement and the detailed design drawings Trees have been cleared with Township permission.	
6	The roadway connections to Durham Regional Road 8 shall be constructed in accordance with the Township of Uxbridge and Region of Durham engineering standards and design criteria.	SKA Nextrans	Region has indicated no objection to two proposed intersections with Reach Street	
7	The owner shall design and construct a 1.5 metre sidewalk along the north side of Durham Regional Road 8 across the frontage of the property and to the west of the Property to connect with the existing sidewalk on the north side of Regional Road 8 to the satisfaction of the Township of Uxbridge.	SKA	A sidewalk has been provided across the frontage of the proposed development. Adequate space within the road allowance does not exist to provide a sidewalk west of the site. Land acquisition is required by the municipality.	
8	The Owner, prior to the registration of the draft plan, shall enter into the appropriate Plan of Subdivision Agreement/Plan of Condominium Agreements with the Township of	Owner MSPCDC Solicitor	One development agreement proposed for subdivision, common element condominium and site plan.	

	Uxbridge pursuant to the provisions of Section 51(6) of the Planning Act, to satisfy all of the requirements, financial and otherwise of the Township of Uxbridge with respect to the development of the lands, including the provision of roads, stormwater management, and the payment of service charges. The agreement shall also contain a clause which complies with subsection 51(31) of the Development Charges Act, 1997. The Subdivision/Condominium Agreement between the Owner and the Township of Uxbridge shall contain, among other matters, the following provisions:			
8.a	The Owner shall grant such easements, both on and off the site, or blocks or 0.3 metre reserves, as may be required for utilities, drainage, public walkway, and servicing purposes to the appropriate authorities.	Surveyor SKA	SKA has determined where easements required and surveyor has shown on draft Reference Plan.	
8.b	The Owner shall agree to construct all services in connection with this plan in accordance with the current Township of Uxbridge Design Criteria	Owner SKA	Noted	
8.c	The Owner shall covenant and agree in the Plan of Subdivision/Condominium agreement that they shall be required to construct, or pay for the construction of, roads, walkways, curbs, gutters, underground and above ground services, street lights, street signs,	Owner	Noted	

	utilities, stormwater management facilities, etc., to the satisfaction of the Township.			
8.d	Prior to final approval of the draft plan, detailed engineering drawings shall be provided by the Owner which will include, but not be limited to grading control plans, plan and profile drawings of all underground and aboveground services, general plans, drainage plans, composite utility plans, stormwater management detail plans, etc. to the satisfaction of the Township.	RTG SKA	Drawings have been prepared and form part of this submission.	
8.e	Prior to final approval and to any grading taking place on the site, the Owner shall submit a Stormwater Management Plan and Associated Landscaping Plan incorporating Level 1 protection acceptable to the Township of Uxbridge and the LSRCA which addresses stormwater management both on the site and external to the Draft Plan, to ensure the protection of adjacent and downstream properties. This Plan must deal with both quality and quantity control and must be comprehensive in nature (i.e. addressing both interim and permanent stormwater management facilities).	SKA	A complete stormwater management plan has been prepared in support of detailed design and SPA and forms part of this submission.	
8.f	The Owner agrees to prepare a report to the satisfaction of the Township of Uxbridge detailing the means whereby erosion and siltation will be minimized	SKA	Prepared in support of detailed design and SPA and forms part of this submission.	

	and contained on the site both during and subsequent to the construction period.			
8.g	The Owner agrees to abide by all relevant recommendations of the Uxbridge Brook Watershed Plan and the Uxbridge Urban Area Stormwater Management Plan. The Uxbridge Urban Area Stormwater Management Plan requires the Owner to achieve 90% Phosphorous removal from the development or provide cash-in-lieu for any phosphorous removal deficiency at the then current rate.	Palmer/SKA	The phosphorus budget has been updated with the final SPA design plans. The results continue to show an overall reduction in phosphorus loading from the site post-development.	
8.h	The Owner shall prepare to the satisfaction of the Township of Uxbridge a landscaping and tree planting and preservation plan utilizing native species and maximizing landscaping including ensuring that trees on adjacent properties will not be negatively impacted by proposed construction and a plan for the on-going enhancement and maintenance of the two wooded areas.	Cosburn	An edge management program has been added to landscape drawing LR1.	
8.i	The Owner shall, prior to the registration of the condominium plan, pay cash-in-lieu of parkland to the Township, on the basis of 5% of the lands.	Owner Appraiser	Value of parkland to be determined by professional appraisal. Appraiser to be retained prior to registration.	
8.j	The Owner shall acknowledge and agree in the Draft Plan of Subdivision/Condominium agreement	Owner	Contractor to be retained. Contractor to prepare construction traffic management plan.	

	that building permits will not be issued for lands in any stage of development within the draft plan of condominium until the Township of Uxbridge has been advised by the Fire Chief that acceptable access for firefighting equipment is available and a construction traffic management plan has been approved by the Township.			
8.k	The Owner acknowledges and agrees that firebreak lots within the draft plan shall be designated in the Draft Plan of Subdivision/Condominium agreement, to the satisfaction of the Fire Chief.	Owner	Noted	
8.l	The Owner shall include warning clauses to all prospective purchasers of lots, advising of occupancy requirements, proximity of agricultural lands, requirements of maintenance of drainage system, retaining wall maintenance, nearby stormwater management facilities, development charges, school bussing, driveway lengths and future development opportunities over adjacent lands.	Owner	Noted	
8.m	The Owner has submitted an assessment of potential habitat for endangered species of bat dated November 6, 2018 by Beacon Environmental. The Owner shall abide by the recommendations of the Assessment of potential habitat for endangered species of bat to the	Beacon	This letter reported on the results of the bat habitat work to determine the presence/absence of endangered species of bats. There was no evidence of roosting or maternity habitat for endangered species of bats. No further action required.	

	satisfaction of the Township of Uxbridge.			
8.n	The Owner has submitted an Addendum Environmental Impact Study dated March 2018 by Beacon Environmental. The Owner shall abide by the recommendations of the Environmental Impact Study to the satisfaction of the Township of Uxbridge.	Owner Beacon	<p>Recommendations:</p> <ul style="list-style-type: none"> • To the extent possible, hard impermeable surfaces should be placed away from the edge of the retained woodlands on the property; • To the extent possible, required outdoor lighting should be placed as far as possible from the edge of the woodlands along the eastern development limits and light directed away from the forest community; and • To prevent disturbance in the mature Maple woodlot to the east, fencing should be erected along the rear lot lines of the eastern development limits. • To help ensure that heavy equipment does not impinge on natural areas and reduce soil compaction, filter fabric and Paige wire fencing should be installed to define the development limit prior to site alteration and it should be maintained during the development process. All silt fencing should be removed when development work is completed and exposed soils stabilized. • The federal <i>Migratory Bird Convention Act</i> protects the nests, eggs and young of most bird species from harm or destruction. As the breeding bird season in southern Ontario is generally from mid-April to mid-July, the clearing of vegetation should be outside of these periods. For any proposed clearing of vegetation within these dates, or where birds 	

			<p>may be suspected of nesting outside of typical dates, an ecologist should undertake detailed nest searches immediately prior to site alteration to ensure that no active nests are present.</p> <ul style="list-style-type: none"> • During construction, dust on vegetation should be monitored and if required a dust suppression plan should be implemented. 	
8.o	The Owner has submitted a Hydrogeological Assessment by Palmer Environmental Consultants Group Inc. dated March 18, 2019. The Owner shall abide by the recommendations of the Hydrogeological Assessment to the satisfaction of the Township of Uxbridge.	Owner	Noted	
8.p	The Owner has submitted a Phase I environmental audit and clearance prepared by Sirati and Partners Consultants Ltd. Dated February 20, 2018 in accordance with Ministry of Environment, Conservation and Parks guidelines or other guidelines as appropriate, for all lands to be conveyed to the Township, to the satisfaction of the Township of Uxbridge.	Sirati/ Palmer	Noted	
8.q	The Owner acknowledges and agrees that no fill or topsoil shall be imported onto the property unless written approval is obtained from the Township of Uxbridge. All conditions of the Site	Owner SKA	Addressed in pre-servicing agreement and will ultimately be addressed in Development agreement.	

	Alteration By-Law 2010-084 as amended must be adhered to and all conditions of the Offsite Fill Acceptance Control Protocol shall be met if the Township agrees to the placing of fill on the site.			
8.r	The Owner shall obtain all necessary permits and approvals from the LSRCA prior to the registration of the Subdivision Plan.	Owner SKA	Noted	
8.s	The Owner acknowledges that the development will be required to meet the requirements of the Township of Uxbridge allocation policy. The Owner acknowledges that the requirements include: <ul style="list-style-type: none"> • Dedication of lands to the Township • Architectural controls • Energy Star Buildings 	Owner	Noted	
8.t	The Owner shall provide a well monitoring report that identifies pre-construction baseline monitoring for adjacent wells. If the water table is encountered during construction the Owner shall complete on-going monitoring during the time when construction is below the water table.	Owner Palmer	Completed. See Palmer 2021 letter report. A baseline water well screening and door-to-door survey was completed within 250 m of the site to assess baseline conditions. A monitoring plan was recommended should groundwater be encountered during construction.	

8.u	The Owner acknowledges that the development is at the entrance to Uxbridge, and as such special attention to landscaping/ architecture is required and detailed plans will be prepared and approved by the Township and the Region. The following items should be included in the landscaping along Regional Road 8:	Owner Cosburn Hunt	Noted.	
	(i) Street trees will be required along Regional Road 8 and shall be chosen from the approved trees in the Township Design Criteria; however, the trees should be a larger diameter.	Cosburn	Large deciduous street tree species from the Township acceptable tree species list have been proposed along Regional Road 8.	
	(ii) Additional landscaping should be provided at the south east end of the development as an entrance feature into the Urban Area.	Cosburn	A masonry signage wall, decorative metal fencing and trees have been proposed at the south east entrance to the development.	
	(iii) The facades of the buildings and landscaping which are adjacent to Regional Road 8 should be enhanced to improve the aesthetics from Regional Road 8 including the facades of the end units and related fencing and land. This should include sidewalk connections to Regional Road 8. Elevation drawings will be required to be presented to Township Council for approval of these units.	Hunt	Architectural elevation drawings were approved by Council in January 2021.	
	(iv) Special attention should be paid to the eastern and southern façades	Hunt Cosburn	The units that front/side onto Regional Road 8 have proposed landscaping that includes	

	and fencing and landscaping of units in Blocks 6 and 11; and the eastern, southern and western facades, fencing and landscaping in Blocks 1 and 9.		masonry signage walls (at each entrance to the development), decorative metal fencing, unit slab paver front walkways, front/side yard trees, street trees and required wood acoustic fencing.	
8.v	<p>Prior to final plan approval, the following shall be prepared to the satisfaction of the LSRCA and Township of Uxbridge:</p> <p>(i) A detailed Stormwater Management Report in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;</p>	SKA	Included in site plan approval package.	
	(ii) A detailed erosion and sediment control plan;	SKA	Included in site plan approval package.	
	(iii) A detailed grading and drainage plan;	SKA	Included in site plan approval package.	
	(iv) A detailed water balance and phosphorous budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan, if applicable;	SKA Palmer	<p>Details contained within Palmer report with a summary in SWM Design Brief (SKA)</p> <p>The phosphorus budget has been updated with the final SPA design plans. The results continue to show an overall reduction in phosphorus loading from the site post-development.</p>	

	(v) A Detailed Geotechnical Report for the proposed Stormwater Pond;	Palmer	The geotechnical report that covered the area of the SWM pond was not included with the draft plan submission. Please find included with this updated submission an geotechnical report completed by WSP (2015) for 241 Reach Street that documents the area of the SWM facility. As expected, the soil and groundwater conditions are consistent with the rest of the site.	
	(vi) A detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of low impact development measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2014);	SKA	Included in SWM Design Brief	
	(vii) A Forest Edge Management Plan; and	Cosburn	A forest edge management plan is included on landscape drawing LR1.	
	(viii) An Ecological Offsetting Strategy.	Beacon	Completed and submitted to the satisfaction of the LSRCA (March 18, 2021). LSRCA approved on April 9, 2021 (Dave Ruggle)	
9	That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan: <ul style="list-style-type: none"> Detailed Hydrogeological Report / Water Balance Compensatory Measures if required 	Palmer	See updated hydrogeological report (Palmer, 2021)	
10	That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in	Palmer	See updated hydrogeological report (Palmer, 2021)	

	<p>accordance with the Phosphorus Offsetting Policy:</p> <ul style="list-style-type: none"> • Phosphorus budget • Compensatory measures if required 			
11	That the Owner shall agree in the Subdivision/Condominium Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Township of Uxbridge.	Owner MSPCDC	Noted	
12	That the Owner shall agree in the Subdivision/Condominium Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Township of Uxbridge.	SKA Cosburn Palmer	Noted	
13	That the Owner shall agree in the Subdivision/Condominium Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.	Owner SKA	Noted	
14	That the Owner shall agree in the Subdivision/Condominium Agreement to grant any easements required for storm water management purposes to the Township of Uxbridge.	Owner SKA Surveyor	Noted	

15	That prior to final plan approval, the Owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.	Owner MSPCDC	Noted	
16	That the Owner shall agree in the Subdivision/Condominium Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b-DP of the Lake Simcoe Protection Plan.	Owner MSPCDC	Noted	
17	That prior to final plan approval, the owner shall obtain a permit from the LSRCA for any development within an area subject to Ontario Regulation 179/06 under the Conservation Authorities Act.	Owner SKA	Noted	
18	That prior to final approval the provisions of the Endangered Species Act shall be addressed to the satisfaction of the Ministry of Environment Conservation and Parks.	Beacon	Completed and Submitted to the MECP	
19	The Owner shall agree in the Subdivision/Condominium Agreement to indemnify and save harmless the Township of Uxbridge and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management	Owner MSPCDC	Noted	

	scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the storm water management works and system.			
20	That prior to final plan approval, an edge management plan and vegetation protection zone for the newly created forest edge shall be prepared to the satisfaction of the LSRCA and municipality demonstrating, among other matters, the means to address sunscald, wind-throw, and invasive species.	Cosburn Nauboris	See Landscape Restoration and Edge Management Plan, LR1.	
21	That the Owner shall agree in the Subdivision/Condominium Agreement to adequately demarcate the environmentally significant areas located in Blocks 12 and 13 by means such as fencing (e.g. cedar rail, living) and signage.	Owner Cosburn	The landscape plan provides chain link fence as demarcation.	
22	That prior to final plan approval, the Owner shall implement an Ecological Offsetting Strategy to the satisfaction of the LSRCA.	Beacon	Completed and submitted to the satisfaction of the LSRCA (March 18, 2021)	
23	The Owner agrees that the developer shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea40@enbridge.com for service and meter installation details and to ensure all gas piping is installed	Owner CUC	Noted	

	prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.			
24	The Owner agrees that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.	Owner CUC	Noted	
25	Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost. The inhibiting order will not be lifted until the application has met all of Enbridge Gas Distribution's requirements.	CUC Surveyor	Noted	
26	The applicant will contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea40@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.	Owner CUC	Noted	
27	The Owner agrees that, in the event a pressure reducing regulator station is required, the developer is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and	Owner RTG SKA	Noted	

	location of the regulator station will be confirmed by Enbridge Gas.			
28	The Owner agrees to grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.	Owner SKA	Noted	
29	Prior to final approval, the Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the development (collectively, the "Communications Service Providers"). Immediately following registration, the Owner will cause these documents to be registered on title.	Owner RTG	Noted	
30	Prior to final approval, the Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the development, as well as the timing and phasing of installation.	Owner RTG	Noted	
31	The Owner shall submit plans showing any proposed phasing to the Region and Township of Uxbridge for review and approval, if this subdivision is to be	Owner	Noted	

	developed by more than one registration.			
32	The Owner shall grant the Region of Durham any easement required to provide regional services for this development and these easements shall be in locations and of such widths as determined by the Region.	Owner SKA Surveyor	Noted	
33	The Owner shall provide for the extension of such sanitary sewer and water supply facilities which are external to, as well as within, the limits of this plan that are required to service this plan. In addition, the Owner shall provide for the extension of sanitary sewer and water supply facilities within the limits of the plan which are required to service other developments external to this subdivision. Such sanitary sewer and water supply facilities are to be designed and constructed according to the standards and requirements of the Region of Durham. All arrangements, financial and otherwise, for said extensions are to be made to the satisfaction of the Region of Durham and are to be completed prior to final approval of this plan.	Owner SKA	Noted	
34	Prior to entering into a subdivision agreement, the Region of Durham shall be satisfied that adequate water pollution control plant and water supply	MSPCDC	Noted	

	plant capacities are available to the proposed subdivision.			
35	The Owner shall carry out a cultural heritage resource assessment of the subject property and mitigation and/or salvage excavation of any significant heritage resources to the satisfaction of the Ministry of Tourism, Culture and Sport. No grading or other soil disturbance shall take place on the subject property prior to a letter of clearance from the Ministry.	Owner Earthworks Archaeological	Archaeological Study completed in 2017. MTCS accepted on February 26, 2018	
36	The Owner shall submit to the Region of Durham, for review and approval, a revised acoustic report prepared by an acoustic engineer based on projected traffic volumes provided by the Region of Durham Planning and Economic Development Department and recommending noise attenuation measures for the draft plan in accordance with the Ministry of the Environment and Climate Change guidelines. The Owner shall agree in the Subdivision/Condominium Agreements to implement the recommended noise control measures. The agreement shall contain a full and complete reference to the noise report (i.e. author, title, date and any revisions/addenda thereto) and shall include any required warning clauses identified in the acoustic report. The	Owner HGC MSPCDC	Report completed in March 2019	

	Owner shall provide the Region with a copy of the Subdivision/Condominium Agreements containing such provisions prior to final approval of the plan.			
37	Prior to the finalization of this plan of Subdivision, the Owner must provide satisfactory evidence to the Region of Durham in accordance with the Region's Site Contamination Protocol to address site contamination matters. Such evidence may include the completion of a Regional Reliance Letter and Certificate of Insurance. Depending on the nature of the proposal or the findings of any Record of Site Condition (RSC) Compliant Phase One Environmental Site Assessment (ESA), an RSC Compliant Phase Two ESA may also be required. The findings of the Phase Two ESA could also necessitate the requirement for an RSC through the Ministry of the Environment, Conservation and Parks, accompanied by any additional supporting information.	Owner Sirati	A Phase 1 ESA was completed by Sirati and Associated in March 2018. Based on the results of this study, no further study or Phase 2 ESA was recommended. This report is currently being updated by Palmer to be a RSC compliant Phase One ESA. Based on our work to date, no changes from the recommendation made by Sirati (2018) are expected. Will provide to Region when completed before end of April 2021.	
38	The Owner shall satisfy all requirements, financial and otherwise, of the Region of Durham. This shall include, among other matters, the execution of a subdivision agreement between the owner and the Region concerning the provision and	Owner MSPCDC	Noted	

	installation of sanitary sewers, water supply, roads and other services.			
39	The Owner agrees that a Plan of Condominium Agreement will be required to be entered into for Blocks 1 – 14.	Owner	Noted	
40	In order to provide mail service to the development, Canada Post requests that the owner/developer comply with the following: a. The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;	RTG	Noted	
	b. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Township of Uxbridge;			Owner

	c. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot numbers) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post;	Owner	Noted	
	d. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.	Owner	Noted	
41	The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:	Owner	Noted	
	a. A Community Mailbox concrete base pad per Canada Post specifications;	RTG/SKA	Noted	
	b. Any required walkway across the boulevard, as per municipal standards;	SKA	Noted	

	c. Any required curb depression for wheelchair access.	SKA	Noted	
42	The owner/developer further agrees to determine, provide and fit up a suitable gravel area 30 to 60 days prior to the first occupancy to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs sidewalks and final grading have been completed at the permanent community mailbox site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the developer notifies Canada Post of the first occupancy date (the developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).	Owner	Noted	
43	Prior to final approval of this plan for registration, the Commissioner of Planning and Economic Development for the Region of Durham shall be advised in writing by:	MSPCDC	Noted	
	a. The Township of Uxbridge, how Conditions 2 to 8, 31 and 39 have been satisfied;			
	b. Enbridge Gas Distribution, how Conditions 23 to 28 (inclusive) have been satisfied;	MSPCDC	Noted	

c.	Lake Simcoe Region Conservation Authority (LSRCA), how conditions 4, 8e), 8r), 8v), 9 to 22 (inclusive) have been satisfied;	MSPCDC	Noted	
d.	Rogers Communications, how conditions 29 and 30 have been satisfied;	MSPCDC	Noted	
e.	The Region of Durham Works Department how conditions 31 to 34 (inclusive) and 38 have been satisfied;	MSPCDC	Noted	
f.	The Ministry of Tourism, Culture and Sport, how Condition 35 has been satisfied; and	MSPCDC	Noted	
g.	Canada Post, how Conditions 40 - 42 have been satisfied.	MSPCDC	Noted.	

Draft Plan Conditions ISSUED at the TOWNSHIP OF UXBRIDGE on the 2nd Day of December 2019.

Notes to Draft Approval

1. As the Owner of the proposed subdivision, it is your responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval will be reviewed periodically and may be amended at any time prior to final approval. This draft approval shall lapse within three years of the date of the draft approval, unless an extension is granted.
2. All plans of subdivision must be registered in the Land Titles system within the Region of Durham.
3. The Owner shall demonstrate, to the satisfaction of the Township of Uxbridge, that sufficient alternative communication I telecommunication facilities are available with the proposed development to enable, at a minimum, the effective delivery of communication / telecommunication services for emergency management (i.e. 911 Emergency Service). The Owner is hereby advised that prior to commencing any work within the Plan, the Owner must confirm that

sufficient wire-line communication/ telecommunication infrastructure is currently available to provide communication/ telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that they may be required to pay for the connection to and or extension of the existing communication / telecommunication infrastructure.

4. For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group subdivision@Hydroone.com or call 1-866-272-3330.
5. The LSRCA will require the following prior to the issuance of a clearance letter:
 - A copy of the executed subdivision agreement.
 - A copy of the draft M-Plan.
6. If applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.
7. Any institutions in this plan will be treated as a single business and will be provided mail delivery to one Point of Call.
8. The developer will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance.
9. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
10. There will be no more than one mail delivery point to each unique address assigned by the Township of Uxbridge.
11. As the project nears completion, it is requested that the developer contact Canada Post to communicate the first occupancy date at which time Postal Coding will be provided. Existing Postal Coding will not apply and new postal codes will be issued for this development.
12. It is requested that the developer notify all new homeowners of the process to initiate mail delivery: once the homeowner has closed their home sale, the new homeowner can go to the local post office and show their warranty documentation as well as a licence for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim - to this new address - will also be available for pickup at this local post office - this is where mail will be held until mail delivery begins.
13. Where agencies' requirements are required to be included in the Township of Uxbridge subdivision/condominium agreement, a copy of the agreement should be sent to the agencies in order to facilitate their clearance of conditions for final approval of this plan. The addresses and phone numbers of these agencies are:
 - a) Lake Simcoe Region Conservation Authority; 120 Bayview Parkway, Newmarket, Ontario L3Y 3W3. Phone: 905-895-1281

- b) Enbridge Gas Distribution Inc.; P.O. Box 650, 500 Consumers Road; Scarborough, Ontario; M1K 5E3
- c) Rogers Communications; 301 Marwood Avenue; Oshawa, Ontario; L1H 1J4