

Attachment #9

Conditions of Draft Plan of Subdivision Approval

File SW-2021-12

1. The Subdivider shall prepare the final plan and shall include a land use table on the basis of the approved draft plan of subdivision, prepared by Malone Given Parsons, identified as file number 20-2916, dated March 6, 2024, which illustrates 104 single-detached units, 148 townhouse units, a future development block, park blocks, an open space block, stormwater management pond, natural heritage system block, roads, and road widening blocks.
2. The Subdivider shall name road allowances included in this draft plan to the satisfaction of the Region of Durham and the Town of Whitby.
3. The Subdivider shall submit plans showing the proposed phasing to the Region for review and approval if this subdivision is to be developed by more than one registration.
4. The Subdivider shall grant to the Region, any easements required to provide Regional services for this development. The easements shall be in locations and of such widths as determined by the Region.
5. The Subdivider 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 Subdivider 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.
6. Prior to entering into a Subdivision Agreement, the Region of Durham shall be satisfied that adequate water pollution control plant and water supply plant capacities are available to the proposed subdivision.
7. The Subdivider 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 Subdivider and the Region concerning the provision and installation of sanitary sewers, water supply, roads, and other Regional services.
8. Prior to the finalization of this plan of subdivision, the Subdivider must provide satisfactory evidence to the Region of Durham in accordance with the Region's

Soil and Groundwater Assessment 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.

9. The Subdivider shall agree in the Town of Whitby Subdivision Agreement to implement the recommendation of the report, entitled "Environmental Noise Assessment - Revised" prepared by YCA Engineering dated October 2021, Revised November 2023, which specifies noise attenuation measures for the development. The measures shall be included in the Subdivision Agreement and must also contain a full and complete reference to the noise report (i.e. author, title, date, and any revisions/addenda) and shall include warning clauses identified in the study.
10. That prior to any on-site grading, construction or final approval of the plan, the Subdivider shall submit to and obtain approval from Central Lake Ontario Conservation Authority for reports and plans describing the following:
 - a. The intended means of conveying stormwater from the site, consisting of stormwater techniques which are appropriate and in accordance with provincial guidelines as well as in conformity with the recommendations found within the Lynde Creek Master Drainage Plan and Brooklin Secondary Plan Sub-Area Study 2B. In particular, the SWM pond will accommodate the overland flow to the main cell of the pond (consistent with CLOCA's SWM Guideline) to the extent that is technically feasible based on the limitations related to the need for a maintenance access road and inlet sewers to accommodate the future Street 'A'.
 - b. The intended means to maintain appropriate water balance for the subject lands and to the adjacent hydrologic features (e.g. wetlands, headwaters, watercourses) as part of this development. This report will include details on how the water balance and recharge on these lands will be maintained to support the unique fen wetland community found on adjacent lands to the south.
 - c. The intended means to mitigate any potential impacts to the sensitive fen wetland community on adjacent lands to the south as part of the design and construction of the eastern stormwater management pond (Block 133).

- d. The intended means to design, install, access, maintain and monitor any proposed Low Impact Development (LID) measures as part of this development.
 - e. The intended means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction, in accordance with provincial guidelines. The report must outline all actions to be taken to prevent an increase in the concentration of suspended solids in any water body because of on-site, or other related works.
- 11. The Subdivider agree that prior to any removal of vegetation or site alteration for the purpose of an off-road trail within Blocks 135 that an off-road Trail Impact Study will be completed to the satisfaction of the Town and Central Lake Ontario Conservation Authority.
- 12. That the Subdivider agree that prior to any site alteration that a Restoration and Enhancement Strategy as outlined in the supporting Environmental Impact Study will be provided and approved by the Town and Central Lake Ontario Conservation Authority.
- 13. That the Subdivider shall agree within the Subdivision Agreement to erect a permanent fence between the boundary of Block 135 and any residential lands, to prevent any direct entry of landowners/occupants from private lands into this Block. Any associated development agreement shall include provisions to prohibit private gates being installed through this fence.
- 14. That the Subdivider shall agree to dedicate all Blocks containing Natural Hazard Land to an appropriate public body.
- 15. The Subdivider shall obtain all necessary permits from Central Lake Ontario Conservation Authority required through Ontario Regulation 42/06, or any successor regulations made under the Conservation Authorities Act.
- 16. The Subdivider shall satisfy all financial requirements of the Central Lake Ontario Conservation Authority. This shall include Application Processing Fees and Technical Review Fees owing as per the approved Authority Fee Schedule.
- 17. The subdivision agreement between the Subdivider and the Town of Whitby shall contain, among other matters, the following provisions:
 - a. The Subdivider agrees to carry out the works referred to in Condition 10 to the satisfaction of the Central Lake Ontario Conservation Authority.
 - b. The Subdivider agrees to maintain all stormwater management and erosion and sedimentation control measures operating and in good repair

during the construction period, in a manner satisfactory to the Central Lake Ontario Conservation Authority.

- c. The Subdivider agrees to advise the Central Lake Ontario Conservation Authority 48 hours prior to commencement of grading or the initiation of any on-site works.
18. The Subdivider shall convey the following to the Town:
 - a. Block 132 for local park;
 - b. Block 133 for stormwater management facility;
 - c. Block 134 and 135 for open space lands;
 - d. Blocks 136 and 137 for landscape blocks;
 - e. Block 139 for road widening on Ashburn Road.
 19. The Subdivider shall implement all changes to the plan for registration resulting from recommendations and findings of the Brooklin North Major Roads Environmental Assessment (BNMREA) prior to registration, including but not limited to:
 - a. The final right-of-way widths, alignments and horizontal and vertical designs of Street 'A' and Ashburn Road,
 - b. An emerging technology lane on the north side of Street 'A' as referenced in previous Transportation Services comments.
 20. The Subdivider shall be responsible for concrete sidewalk and/or multi-use path installation in the following locations:
 - a. 3.0m-wide multi-use path on the west side of Ashburn Road;
 - b. 1.8m-wide concrete sidewalk on the north side of Street 'A' except between Street 'B' and Block 135 where a 2.5m-wide concrete sidewalk is required;
 - c. 2.5m-wide multi-use trail along the east limits of the National Heritage System (NHS);
 - d. 2.5m-wide concrete sidewalk on west side and a 1.8m-wide sidewalk on the east side of Street 'C' along the park block frontage;
 - e. 1.8m-wide concrete sidewalk on both sides of all other streets including cul-de-sacs.

Further review and consideration of sidewalk placement is required and will be addressed through detailed design/engineering.

21. The Subdivider shall be fully responsible for the reconstruction/widening of Ashburn Road to accommodate any of the TIS identified intersection improvement requirements to support the subject development, while maintaining the existing two-lane rural cross-section and on-road bike lanes.

The subdivider shall be responsible for the construction of a 3.0m wide asphalt multi-use path on the west side of Ashburn Road. Development Charge recoveries may apply in accordance with the Development Charge By-Law in effect at the time of final approval of the Draft Plan. Priority shall be given to placing these facilities at their ultimate location and elevation where feasible while maintaining the existing road cross-section.

Grading match along the ROW limit to be based on the ultimate cross-section and boulevard grading. If required to address construction staging and timing, interim grading and drainage requirements that match existing conditions along the external road frontages are to be accommodated.

22. In conjunction with adjacent lands to the south, the Subdivider shall be responsible to construct Street 'A' to the ultimate cross-section as per the BNMREA. Street 'A' (Street 'C' in BNMREA) will have a 3.0m multi-use path (MUP) on the south side, a sidewalk on the north side and an emerging technology lane on the north side of the street.
23. The Subdivider shall ensure that Street 'A' aligns with the future streets on the adjacent developments on the east side of Ashburn Road within the Lakeview Homes Subdivision (SW-2020-06) and to the west within the Whitby Con Seven Development (SW-2022-07).
24. The Subdivider shall be responsible for maintaining the existing Town roads in an acceptable condition throughout the duration of construction and/or until such time as the Town roads are reconstructed. The Subdivider may be required to provide the Town with securities to ensure roads are maintained to the Town's satisfaction. This is to be reviewed further when information regarding the timing of construction of both the subdivision development and the reconstruction of the Town owned road(s) is known.
25. The Subdivider shall provide an updated Sub-Area Study (SAS) 2B prior to any detailed engineering design submission to address the comments in the attached memo from the Town's Water Resources Engineer dated February 26, 2024. Given that there are lands within sub-area (SA) 2B that drain to the adjacent SA 1B to the west, SAS 2B must include a high-level analysis of the receiving

stormwater management conveyance system and end-of-pipe facilities for this area, in accordance with the approved terms of reference.

26. The Subdivider agrees that only a maximum of two underground services can be placed within the laneways and should storm sewers be required within Lane B to service Blocks 111 to 115, one of the other two underground services must be relocated to the frontage of Ashburn Road or to a location satisfactory to the Town.
27. A plan shall be provided showing all road allowance widths, centreline radii, streetline radii, curb lines (at bends, cul-de-sacs, and intersections with angles less than 90 degrees), tangents, intersection angles/skew, visibility triangles and driveway locations (at bends and intersections) to ensure conformance to street classifications, Transportation Association of Canada (TAC) and Town of Whitby. This should be provided prior to or with the submissions of the detailed engineering drawings.

The Subdivider shall be responsible for implementing any design elements and/or changes to the plan for registration required to address any sightline and/or alignment concerns.

28. The Subdivider shall provide a Water Well Interference Report, separately or as a part of a Hydrogeological Report, to the satisfaction of the Director of Engineering Services. The Report shall review the potential impacts of development activities on existing water wells, within the zone of influence, as determined by the Qualified Person, with a minimum distance of 250m from development limits. The Water Well Interference Report shall include, but is not limited to, a pre-construction survey of the existing water wells, a potential impact analysis through the construction phase and recommendations/remediation plans to address any concerns that may arise as a result of construction stage works.
29. The Subdivider shall provide an Environmental Constraints Plan (ECP) showing development limits along Natural Heritage System (NHS) areas. The development limits shall be based on environmental features/constraints, including a floodline and shall be established using all applicable environmental buffers/setbacks. The ECP shall include a Town 6.0m wide access corridor which must be located outside of all environmental features, including the floodline. The corridor shall not contain any new plantings and shall be accessible for Towns' service vehicles.

Any change to the lot lines adjacent to the NHS (i.e., development limit) must be reflected in the Draft Plan prior to final approval.

30. The Subdivider shall provide a Traffic Management Implementation Plan and shall be responsible for providing both temporary and permanent signage and pavement markings for the development.
31. The Subdivider shall provide a composite Traffic Calming Plan for all roads in the plan that includes, but is not limited to, area specific speed limits, speed humps, and raised intersections, for review and acceptance by the Director of Engineering Services.
32. The Subdivider shall provide a Construction Management Report and Plan(s) to the Town's satisfaction that includes, but is not limited to, a neighborhood communication strategy, construction traffic route, schedule and mud and dust control best management practices. Construction traffic shall be restricted to time windows that do not conflict with the typical peak school drop-off and pick-up times of the nearby school.
33. The Subdivider shall not commence the installation of any Town services within this subdivision until such time as the adjacent/downstream Subdivider(s) has constructed the required services to the common property line.
34. The Subdivider shall limit construction access to Ashburn Road.
35. The Subdivider shall construct a temporary emergency access from Street E to Ashburn Road through Block 137 prior to any occupancies should Street 'A' not be constructed from Street 'B' to Ashburn Rd. The Subdivider shall also be responsible, financial, or otherwise, for the maintenance and decommissioning of such access.
36. Block 138 shall be placed on hold until such time that Street 'B' can be extended to the north or until such time that it is determined by the Town that no road access to the north is required. Should the extension Street 'B' be required, the Subdivider shall convey to the Town an 18 metre right of way width, along with 5m x 5m daylight triangles at Street 'C', from Block 138. The remainder of Block 138 shall be retained by the Subdivider and conveyed equally to the adjacent lots (Lot 34 & Lot 35).
37. The Subdivider agrees that if at the time of detailed design, should the final roundabout design identify need for additional property requirements, the Subdivider shall adjust property lines accordingly. Roundabout design shall be based on minimum diameter and minimum boulevard width as outlined by the Town.
38. Stormwater Management (SWM) Block 133 shall be sized to accommodate all Town of Whitby, Central Lake Ontario Conservation Authority (CLOCA) and Ministry of the Environment, Conservation, and Parks (MECP) design elements/features, including but not limited to, emergency spillway, sediment

drying area, maintenance roads, access and turn around provision, forebay length, length to width ratios, maximum side slopes and cooling trenches and / or wetland pockets at the outfall.

At the time of detailed engineering design, should review of the SWM Facility show that the block has been undersized, the Subdivider shall revise the plan to increase the block size accordingly.

39. The Subdivider shall implement all recommended noise control measures identified in the Environmental Noise Assessment report and revise the plan as required to accommodate recommended noise control measures prior to registration.
40. The Subdivider shall install all non-regulatory fencing and acoustic barriers wholly on private property and all operation and maintenance of said fencing shall be the responsibility of the private property owners.
41. The Subdivider shall design and construct all regulatory black vinyl chain link fences to delineate Town blocks, and open spaces from private property in accordance with the relevant engineering standards.
42. The Subdivider shall ensure all private properties are protected from flooding limits at low points and points of major system flow convergence along the municipal road system. If required, the plan for registration shall be revised accordingly to provide said flood protection.
43. The Subdivider shall be responsible for providing service connections and a suitable storm drainage outlet for flows associated with Park Block 132, to the satisfaction of the Engineering Services and the Community Services Department.
44. The Subdivider shall ensure driveway layouts for the townhouse units in Blocks 115, 116, and 124 fronting the +/- 90° bends conform to the Town's Design Criteria and Engineering Standards (refer to Standard 411) with or without the eyebrows per Standards 406 and 406.10. A driveway width of 3.5m shall be provided in accordance with Section C6.01 of the Town's Design Criteria and Engineering Standards. Note that eyebrows are not preferred by the Town and will be accepted only where required. The plan for registration must be revised to accommodate any required changes.
45. Construction phasing of the development shall be to the satisfaction of the Engineering Services and shall consider adjoining developments and provide for upstream and downstream road and servicing connectivity.
46. The Subdivider shall provide a detailed engineering submission in accordance with Sections A2.00 and A3.00 of the Town of Whitby's Engineering Design

Criteria. The engineering drawings must be set up as per the Town's CAD layering standards and object data requirements set out in Appendix A of the Design Criteria. The final engineering drawings will not be accepted until it is confirmed that the drawing set-up conforms to this requirement.

47. All plan and profile drawings included in the detailed engineering submission shall indicate the seasonal high water table elevation and the corresponding Minimum Basement Elevation, all to be confirmed by Hydrogeological Consultant and accepted by Central Lake Ontario Conservation (CLOC). The Subdivider shall protect all proposed private dwellings from the seasonal high-water table where applicable.
48. The Subdivider shall confirm the details of all existing above and below grade infrastructure relevant to the proposed design. Existing details shall be confirmed in the field by a method determined by the Subdivider's consulting engineer in consultation with the Town. Acceptable methods include, but are not limited to, topographical surveys, locates, measure downs, sub-surface utility engineering (SUE) investigation Quality Level A (QL-A), also referred to as daylighting, to determine horizontal and vertical location. The Subdivider further acknowledges that any as-built information provided by the Town is for informational purposes only.
49. The Subdivider shall be responsible for all hydro poles, luminaries and hydro requirements for this proposed subdivision and shall enter into a separate agreement with Elexicon accordingly.
50. The Subdivider shall provide the Town with a full electrical design (i.e., primary, secondary and streetlight design) for this development. All aspects of the secondary electrical design and street light design will be peer reviewed by the Town. The Subdivider will be financially responsible for the peer review cost including a 15 percent administrative fee. The street lighting design shall comply with the latest version of the RP-8 Roadway Lighting Design standard and shall utilize LED technology.
51. The Subdivider shall provide the Town with a deposit for any necessary peer review costs with the amount to be determined at time of first peer review. The Town will administer payments to any Peer Review Consultant(s) and provide milestone billings back to the Subdivider. The Town may request additional deposits for the Peer Review funds if required. At the time of issuance of full engineering approvals, any remaining deposit will be returned to the Developer. This condition will be superseded at such time as the Town has a Peer Review By-law in place.
52. Any concerns raised through future re-submissions of the geotechnical and hydrogeotechnical reports for the site shall be addressed by the Subdivider to the

satisfaction of the Engineering Services. This includes, but is not limited to, long term slope stability, confirmation of design parameters and preliminary layout for LID measures (proposed infiltration trenches), proposed stormwater management pond elevations relative to groundwater levels and the need / thickness of the impervious membrane or synthetic clay lining , foundation construction requirements and recommended measures for Best Management Practices for municipal servicing construction. The plan must reflect changes required in this regard prior to registration.

53. The Subdivider shall provide an assessment of dead, dying, diseased and/or over mature trees along the edge of the natural areas for pruning or topping purposes to address safety and liability concerns. The report must include details for the protection, enhancement, and edge management of the retained vegetated areas. All hazards, debris, or garbage shall be removed prior to the registration of the plan.
54. The Subdivider shall be responsible to enter into a separate agreement(s) with benefitting parties, to which the Town is not a party, to address cost sharing for external services and / or the oversizing of services if required.
55. The Subdivider shall provide a copy of the approved individual lot grading plan (i.e., siting) to each lot purchaser prior to closing.
56. The Subdivider shall agree to implement the recommendations of all reports submitted in support of the application.
57. The Subdivider shall be responsible for satisfying any additional requirements identified by the Engineering Services not specifically listed above.
58. The subdivider shall revise the draft plan of subdivision by extending the depth of lots 22 and 23 to the edge of NHS Block 135, to the satisfaction of the Senior Manager of Parks Planning and Development.
59. The subdivider shall satisfy their obligations related to parkland dedication as required in a Brooklin Master Parks Agreement or other arrangement to the satisfaction of the Town. Parkland dedication will be calculated at a rate in accordance with the Town's Parkland Dedication By-law and the Planning Act.
60. The subdivider shall convey a minimum 1.54 hectare park block to the Town, free and clear of all costs and encumbrances to the satisfaction of the Senior Manager of Parks Planning and Development, upon registration of the subdivision.
61. The Subdivider shall prepare revised functional grading and servicing plans that lowers Street C along the boundary elevations of Park Block 132 a to the maximum extent feasible and to the satisfaction of the Senior Manager of Parks

Planning and Development prior to the submission of detailed engineering design.

62. If Street C can not be lowered sufficiently to meet the programming goals of the park, the subdivider will be responsible, at no cost to the Town, for any park structures required to address the sloping grades to the satisfaction of the Senior Manager of Parks Planning and Development. Examples include stairs, ramps, retaining walls.
63. Prior to approval of grading plans for each applicable phase within this plan of subdivision, the subdivider shall prepare detailed park design and grading plans, prepared by a qualified landscape architect, to the satisfaction of the Senior Manager of Parks Planning and Development.
64. The subdivider shall provide grading works, topsoil, and an as-built grading survey, prepared by a qualified person, for all park blocks, to the satisfaction of the Senior Manager of Parks Planning and Development.
65. After completion of park grading works, the subdivider shall provide a geotechnical report, prepared by a qualified person, for all park blocks, to the satisfaction of the Senior Manager of Parks Planning and Development.
66. The subdivider shall provide all required stormwater, sanitary, water and electrical service connections to park block 132, to the satisfaction of the Senior Manager of Parks Planning and Development.
67. The subdivider agrees to convey all natural heritage and open space blocks (Block 132, 134 and 135) to the Town in a physical condition to the satisfaction of the Parks Planning and Development Department, upon registration of the plan of subdivision.
68. The subdivider shall prepare detailed trail design and grading drawings, prepared by a qualified landscape architect and/or engineer, for any required off-road trails within Blocks 134 & 135, to the satisfaction of the Senior Manager of Parks Planning and Design.
69. The trail design and grading requirement shall include, but are not limited to the following:
 - a. Trails to be constructed to details and specifications provided by the Parks Planning and Development Division.
 - b. All trails shall be planned and designed to meet accessibility standards.
 - c. All primary trails shall be planned and designed to a minimum width of 2.5 metres and surfaced in asphalt.

- d. Trails to be offset a minimum 3 metres from any property line to accommodate grading requirements, a 1.5 metre wide sod mow strip and a 1.5 metre wide planted privacy buffer.
 - e. A minimum 1.5 metre sod mow strip on either side of the trail to enable mowing/maintenance. Mow strip to be sloped at a maximum 25%.
 - f. Trail grades are generally not to exceed 2% cross slope and 5% longitudinal slope unless unavoidable due to existing grades.
 - g. Rest areas and benches are to be provided at a rate of 3 per kilometer of trail.
- 70. The subdivider shall prepare an Environmental Impact Study which details all potential impact from the off-road trail works, to the satisfaction of the Town and CLOCA.
- 71. Prior to registration, the subdivider shall secure approval of the trail design from CLOCA and any other applicable approval authorities.
- 72. The subdivider shall construct all off-road trails and any associated works in accordance with the approved plans and secure any additional approvals and permits, as required, at no cost to the Town.
- 73. If it is identified through the detailed design and grading of the trails that additional land is required to accommodate the off-road trail requirements of the Town and other approval authorities, then the natural heritage blocks and adjacent residential lots shall be adjusted to the satisfaction of the Senior Manager of Parks Planning and Development.
- 74. The subdivider agrees to install a 1.2 metre black vinyl standard park fence where any open space, natural heritage and park blocks abut residential lots.
- 75. The subdivider shall advise potential purchasers of the location of the proposed park facilities and off-road trails by providing plans, approved by the Senior Manager of Parks Planning and Development, in all sales offices and agreements of purchase and sale for any dwelling units within the draft plan of subdivision.
- 76. Detailed subdivider obligations concerning parks and trails development will be included in the associated subdivision agreements based on review of the detailed design and grading plans, to the satisfaction of the Senior Manager of Parks Planning and Development.
- 77. Prior to execution of the Subdivision Agreement, the subdivider shall provide a Letter of Credit, in an amount to be determined by the Senior Manager of Parks Planning, to secure delivery of the parks and off-road trail works.

78. The Subdivider shall consult with Canada Post to determine suitable permanent locations for Community Mailboxes or Lock Box Assemblies (Mail Room). The Subdivider will indicate these locations on the appropriate servicing plans.
79. That the Subdivider enter into a Subdivision Agreement for the subdivision with the Municipality and be responsible for the fees associated with the preparation and registration of the Agreement, including any review required by Legal Services.
80. The required noise mitigation measures and warning clauses shall be included in the Subdivision Agreement.
81. The Subdivider shall provide a tree preservation plan and install protective fencing in advance of any on-site grading works.
82. The Subdivider covenants and agrees to enter into the cost sharing agreement amongst the benefiting landowners in accordance with Section 11.5.31.5 e) and f) as set out in the Town of Whitby Official Plan and that the Town will clear Condition No. 82 upon receipt of a letter of clearance from the "Trustee" representing the Brooklin Cost Sharing Agreement.
83. The Subdivider shall provide a Firebreak layout Plan to the satisfaction of the Whitby Fire and Emergency Services Department.
84. The Subdivider is required to implement the architectural guidelines for the Brooklin Community.
85. Through the Subdivision Agreement, the Subdivider shall complete the Whitby Green Standard performance measures as part of the construction of the approved development as detailed in the Sustainability Report submitted by the proponent.
86. That new home construction shall be designed to meet the Energy Star standards or equivalent.
87. The Subdivider shall prepare and implement the following reports and plans in accordance with the applicable guidelines to the satisfaction of the agencies noted:

Report	Town	Region	CLOCA
Environmental Impact Study	Yes	Yes	Yes
Functional Servicing Report	Yes	Yes	Yes
Geotechnical Investigation	Yes	Yes	Yes
Hydrogeological Study	Yes	Yes	Yes
Arborist Report	Yes	-	-

Noise Study	Yes	Yes	-
Phase One Environmental Site Assessment	Yes	Yes	-
Stage 2 Archaeological Assessment	Yes	Yes	-
Sub Area Study 2B	Yes	Yes	Yes
Sustainability Report	Yes	-	-
Transportation Study	Yes	Yes	-

88. The Subdivider shall satisfy all requirements, financial and otherwise, of the Town of Whitby, including among other matters, the execution of a subdivision agreement between the Subdivider and the Town of Whitby concerning the provision and installation of services, drainage, and other local services.
89. Prior to final approval of this plan for registration, the Town of Whitby shall be advised in writing by:
- a. The Regional Municipality of Durham, how conditions 1, 2, 3, 4, 5, 6, 7, 8 and 9 have been satisfied.
 - b. The Central Lake Ontario Conservation Authority, how conditions 10, 11, 12, 13, 14, 15, 16 and 17 have been satisfied.

Note: Please be advised that the approval of this draft plan will lapse three (3) years after the date the plan is draft approved. This approval may be extended pursuant to Section 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed. If final approval is not given to this plan within three (3) years of the draft approval date, and no extension have been granted, draft approval will lapse under Section 51(32) of the Planning Act, RSO, 1990, as amended. If the Subdivider wishes to request an extension to the draft approval, a written request and explanation must be received by the Commissioner of Planning and Development 120 days prior to the lapsing date. A processing fee in effect at the time of the request, shall apply.