

Attachment 3. Township of Brock Conditions of Draft Plan Approval

Plan of Subdivision:	S-B-2021-01
Applicant:	Beaverton Mara Inc.
Location:	Part of Lots 13-14, Concession 6 (Beaverton)

Conditions of Draft Approval to be cleared prior to Final Plan approval and Registration of this Subdivision are as follows:

1. The final plan shall relate to the draft plan of subdivision, prepared by The Biglieri Group, identified as DP-01, dated July 26, 2023, which illustrates 306 detached dwelling lots, 102 townhouse blocks, 4 blocks for open space/parkland and 3 blocks for 0.3m reserves.
2. The Owner shall enter into a subdivision agreement with the Township of Brock to satisfy all requirements, financial and otherwise, of the Township and such agreement may deal with matters including, but not limited to, the provision and installation of roads, services, drainage, landscaping and other requirements of the Township.
3. The lots within the draft plan of subdivision shall conform to the requirements of the Township's Zoning By-law, as amended.
4. The Owner agrees to obtain required approvals from the Region of Durham and any other applicable agencies to the satisfaction of the Township.
5. The Owner acknowledges and agrees that the draft plan of subdivision may require revisions, to the satisfaction of the Township, to implement or integrate any recommendations resulting from updated studies required as a condition of draft approval or to address design changes in detailed design.
6. The Owner shall not remove any trees or topsoil from the lands or start site alteration prior to the registration of the draft plan, without the prior written approval of the Township.
7. Prior to any site alteration, construction or final approval of the Plan, the Owner shall prepare, to the satisfaction of the Township and Conservation Authority the following:

- a) A detailed Stormwater Management Report in accordance with the Township's Design Criteria and Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions.
 - b) A detailed Sediment and Erosion Control Plan that details the measures that will be implemented before, during and after construction to minimize soil erosion and sedimentation. To reduce potential post construction slope failures and/or erosion effects, the Sediment and Erosion Control Plan should also include measures for re-vegetation of disturbed soils immediately following site disturbance.
 - c) A detailed Grading and Drainage Plan indicating elevations and lot drainage patterns.
 - d) A detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2020) and should include an operation and maintenance manual.
 - e) An Environmental Impact Study.
8. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) to carry out the recommendations of the approved Plans listed in Condition 7 to the satisfaction of Township and the Conservation Authority.
 9. The Owner shall prepare and implement a Parking Plan that identifies parking on each lot and on-street parking, taking sidewalks and hydrant locations into consideration. For townhouse lots, the Plan shall demonstrate how two parking spaces can be accommodated on the driveway, which may include the portion of the driveway within the untraveled portion of the boulevard.
 10. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) to construct and install all erosion and siltation control devices prior to the commencement of any building construction or the stripping of any soil on any lot. Erosion and siltation control devices shall be installed in accordance with Plans approved by the Township in consultation with Conservation Authority and remain in place until such time as the disturbed soil surfaces have become stabilized and/or revegetated. The Owner also agrees to inspect and repair such control devices at the end of each week and following every major rainfall event to ensure that such devices remain in good repair during the construction period, to the satisfaction of the Township.
 11. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) that construction access shall be provided only in a location approved by the Township and, if applicable, the Region of Durham. Prior to site grading or

construction, arrangements shall be made satisfactory to the Township and the Region for construction access to minimize the impact of construction traffic within the surrounding neighbourhoods. The Owner shall repair the roads in all areas disturbed to the satisfaction of the Township.

12. Prior to any site alteration, the Owner agrees to prepare and provide a construction management plan including, but not limited to, dust & noise control, vibration monitoring, road cleaning, waste management, fill management, staging of construction, and complaint response & resolutions, to the satisfaction of the Township. The Owner further agrees to implement the recommendations of the Construction Management Plan.
13. The Owner shall agree in the subdivision or pre-servicing agreement(s) to convey to the Township any easements that are required for access and maintenance to municipal services or for drainage purposes.
14. The Owner shall convey the following lands to the Township of Brock free of all charge and encumbrance:
 - a. Block 324 for open space purposes
 - b. Block 325 for parkland purposes
 - c. Block 326 for trailhead parking purposes
 - d. Blocks 327-330 for walkway purposes
15. The Owner shall agree in the subdivision agreement to design and construct at no cost to the Township, a trail in Block 324 to the satisfaction of the Township. The trail shall be constructed in conjunction with the subdivision, subject the Township's approval of the associated phasing plan. Construction of the trail shall take place no later than 50% of the lots being registered. The trail shall be designed to be compatible with existing features and constructed to minimize environmental impacts.
16. The road allowances included in this draft plan of subdivision shall be named to the satisfaction of the Township and the Region of Durham.
17. The Owner shall dedicate and convey all road allowances and daylight triangles within the draft plan of subdivision as public highways to the Township free of all charge and encumbrance.
18. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) that all public highways shall be constructed to municipal standards. All detailed drawings shall comply with applicable Provincial Standards and Regulations

regarding accessibility. The Owner shall also agree that streets are to be constructed in accordance with the approved composite utility plan to the satisfaction of the Township.

19. The Owner shall prepare detailed drawings and construct the boulevard along Mara Road and the window street and other public lands abutting the Mara Road right-of-way, including landscaping, generally in accordance with the Mara Road -Streetscape Concept Plan (dated September 6, 2023) prepared by cosburn nauboris landscape architects, to the satisfaction of the Township. The Owner shall construct a sidewalk on Mara Road in accordance with the Township's Design Criteria across the frontage of the development, to the satisfaction of the Township and Region of Durham.
20. Any dead ends or open sides of road allowances created by the subdivision plan shall be terminated in 0.3 metre reserves, to be conveyed to the Township without monetary consideration and free of all encumbrances, to be held by the Township until required for future road allowances or development of adjacent lands.
21. The Owner shall agree to construct all services in connection with the draft plan of subdivision in accordance with the Township's Engineering Design Criteria.
22. The Owner shall prepare and submit a preliminary grading plan satisfactory to the Township for the Park Block identified as Block 325 on the draft plan of subdivision. The preliminary grading plan shall be prepared at the Owner's expense.
23. The Owner shall agree to grade the Park Block identified as Block 325 to conform to the overall grading plan of the subdivision and to correspond and coincide with the grading plan for Block 56, Plan 40M-2624 abutting this plan. Any topsoil disturbed in the grading process must be replaced and, at the same time, the said lands are to have a minimum of 150 mm of topsoil and are to be seeded. If, in order to conform to the overall grading plan of the subdivision, it is necessary to add fill, remove existing soil, or in some other way alter the existing ground, any additional costs will be borne by the Owner.
24. The Owner shall agree that water and electrical services shall be installed to the mid-point of the frontage of the Park Block and positioned as designated by the Township, at no cost to the Township.
25. The Owner shall agree in the subdivision agreement to erect a continuous fence or other suitable delineating feature, to the standards, type and specifications

satisfactory to the Township, along the property lines of all lots and blocks adjacent to parks, public open space and other locations identified by the Township including the Mara Road frontage, and to register a Restrictive Covenant running with the lands which prohibits the installation and use of any gate or means of access from such lots and blocks to the adjacent public lands.

26. The Owner shall agree in the subdivision or pre-servicing agreement(s) that all lots or blocks to be left vacant for longer than a specified length of time shall be graded, seeded and maintained to the satisfaction of the Township.
27. Prior to final approval, the Owner agrees to prepare a composite utility plan that allows for safe installation of all utilities, including required separation between utilities. The composite utility plan shall be reviewed and approved by all applicable utility providers, to the satisfaction of the Township.
28. The Owner shall agree in the subdivision agreement to prepare a streetscaping plan that provides street trees of native species in accordance with the Township's Engineering Design Criteria to the satisfaction of the Township. Prior to final approval, the Owner shall agree to provide a Tree Compensation Plan that will provide for additional planting of trees to compensate for tree removal as the result of the development, in accordance with the approved Tree Preservation Plan. Where trees are removed, the Owner shall agree to replace the stem thickness of trees that have been removed from the lands through a planting program approved by the Township and Conservation Authority. The Owner shall further agree in the subdivision agreement to replace such trees at their own cost should they not remain in a healthy state, as determined by the Township, for a period no less than three years.
29. The Owner has submitted an Environmental Impact Study by GeoProcess Research Associates Inc. (dated September 23, 2021) and shall implement the recommendations of that Study to the satisfaction of the Township and Conservation Authority.
30. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) to submit and implement all the mitigation measures and recommendations outlined in the Tree Inventory and Tree Preservation Plan and Arborist Report to the satisfaction of the Township and Conservation Authority.
31. Prior to any site alteration or construction, the Owner shall agree in the subdivision and/or pre-servicing agreement(s) that a tree protection zone shall be

staked out by a qualified professional to the satisfaction of the Township and Conservation Authority.

32. The final grading plans for the site shall reflect the tree protection zone and no grading or placement of fill shall be permitted in this area.
33. The Owner shall agree to retain a qualified professional to ensure that the appropriate tree protection measures have been implemented throughout the site grading and construction of utilities and infrastructure on the lands.
34. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) to prepare street lighting plan within the road allowance that corresponds with the streetscaping plan to the satisfaction of the Township. Street lighting shall utilize energy efficient, full cut-off features.
35. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) that the development will be pre-serviced with appropriate infrastructure by a third party or the provision of conduit for the installation of future high speed internet using fibre optic cable to all dwelling units. In the event that there is no fibre optic cable provided by a third party at the time of construction, then the Owner shall ensure that an additional conduit is provided.
36. The Owner agrees to submit detailed design drawings of all residential units to the Township for approval prior to any building permit being issued. Such designs are to be consistent with Architectural Control Guidelines approved by the Township in accordance with the policies of the Township of Brock Official Plan and will be compatible with the residential development in the surrounding area in terms of size, architecture and construction materials. Residential design shall be subject to review by a Control Architect at the expense of the Owner to ensure that all proposed development satisfies the criteria of the approved Guidelines.
37. The Owner agrees to complete perimeter construction fencing along all property lines in consultation with the abutting property owners. Security fencing shall be in place prior to any open foundations being present. The Owner shall also agree to post signage warning persons of the dangers existing on site when any open foundations are present.
38. The Owner shall agree in the subdivision and/or pre-servicing agreement(s) to fence all lands with the draft plan of subdivision, as set out in the

Engineering/Landscaping Drawings, as required by the Township in accordance with the Township's Engineering Design Criteria.

39. Prior to final approval, and prior to the initiation of any grading, a preliminary archaeological evaluation of the entire area within this draft plan of subdivision may be required to be carried out at the Owner's expense, if required by the Township. A report, also at the Owner's expense, which will identify significant archaeological sites may be required to be prepared and submitted to the Township.
40. The Owner agrees to stop work immediately and contact the appropriate authorities, including the Township, should any buried archaeological or human remains be encountered during construction.
41. The Owner shall complete a Fill Management Plan to the satisfaction of the Township and Conservation Authority. Detailed calculations of the amount of fill being removed from the lands, the amount of fill being placed on the lands and how fill quality will be monitored. Without limiting the foregoing, the Fill Management Plan shall include a detailed description of the management of traffic associated with the fill placement and removal, including the frequency and duration of fill activities on the lands, and the proposed means by which the impact of traffic related to fill placement and removal will be managed to minimize impacts on the neighbouring properties and roadways. The Owner agrees to carry out the recommendations of the approved Fill Management Plan throughout the period of construction, to the satisfaction of the Township.
42. The Owner shall undertake a groundwater / well monitoring program to the satisfaction of the Township to ensure that the development does not impact the water supply of the adjacent dwellings. In the event that there is a disruption in the water supply on adjacent lands during construction and development of the subdivision, upon being advised by the Township that there has been interference with an adjacent water supply, the Owner shall provide an alternate source of potable water to the dwelling within 24 hours until such time as it is determined that the development has not caused the interference.
43. The Owner shall abide by the recommendations of the Noise and Vibration Study prepared by Aerocoustics Engineering Ltd (dated September 1, 2023).
44. The Owner shall undertake a vibration monitoring program to the satisfaction of the Township to ensure that development does not adversely affect the adjacent dwellings.

45. Prior to the Town recommending release of the Plan for registration, the Owner shall provide to the Township, in a form satisfactory to the Township, a copy of the draft M-Plan, Reference Plans related to applicable easements and certification by an Ontario Land Surveyor that all lots within the draft plan, or any relevant phase thereof, as laid out therein, fully comply with the provisions of the Township's zoning by-law(s) applicable to the subject lands.
46. The Owner shall submit plans showing the proposed phasing to the Region of Durham and the Township for review and approval if this subdivision is to be developed by more than one registration.
47. All plans and reports must be stamped and signed by a Professional Engineer and shall include a detailed cost estimate for the site works.
48. The Owner shall submit a fire break plan to identify fire break lots for the construction phase of the project to the satisfaction of the Township.
49. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued, save and except a sales centre and/or model homes, until the Township is satisfied that adequate road access, municipal water supply, sanitary sewers, hydro service and storm drainage facilities are available to service the proposed development.
50. The Owner agrees that, prior to registration, an environmental clearance shall be provided to the Township for all lands or interests in lands to be conveyed to the Township to the satisfaction of the Township that the lands are environmentally suitable for the proposed use in accordance with the Environmental Protection Act and its regulations and that the Qualified Environmental Person shall complete a Phase 1 ESA and Phase 2 ESA, if required, for all lands to be conveyed to the Township.
51. The Owner shall cause all required warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks, to the satisfaction of the Township.
52. The Owner shall covenant and agree in the subdivision agreement to provide temporary turning circles where required at their cost and remove them and restore the streets to their normal condition at their cost when required by the Township, to the satisfaction of the Township. The design of the temporary

turning circles, and any implications on surrounding land use, shall be addressed in the subdivision agreement, to the satisfaction of the Township.

53. The Owner shall agree to cover the costs to construct the storm sewer connection to the Marydel stormwater management pond (Block 289 Plan 40M-2649). Should the stormwater management pond (Block 289 Plan 40M-2649) not be assumed by the Township at the time of registration, the Owner shall co-ordinate and execute a maintenance agreement with the developer of the Marydel subdivision.
54. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan, including the Marydel stormwater management pond (Block 289 Plan 40M-2649). The Owner shall agree in the subdivision and/or pre-servicing agreement(s) to fund their proportionate share of the cleaning of the existing stormwater management pond and related drainage courses servicing the subject development upon completion of the development, to ensure that the system is operating as it was original designed, to the satisfaction of the Township and Conservation Authority.
55. At the time of execution of the subdivision and/or pre-servicing agreement(s), all associated fees, securities and cash-in-lieu payments shall be paid.
56. Prior to final approval of the Plan, the Township and Region of Durham shall be satisfied that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the development.
57. The Owner shall cause the following to be made available to potential purchasers either as a display within the sales office and/or shown on sales materials, prior to offering any units for sale:
 - (a) A neighbourhood map, updated to include the draft plan of subdivision and the surrounding area;
 - (b) A Composite Neighborhood Map, illustrating the location of:
 - Street utilities, community mailboxes, entrance features, fencing, noise attenuation features, parking and sidewalks
 - Parks, open space and stormwater management facilities and trails
 - Institutional uses and commercial sites, with a note that students may have to be bused to local schools
 - Colour-coded residential blocks for singles, semis, towns and apartments

- Notification that specific design drawings have not been finalized and their approval may result in modifications such as sidewalk and utility box re-locations.