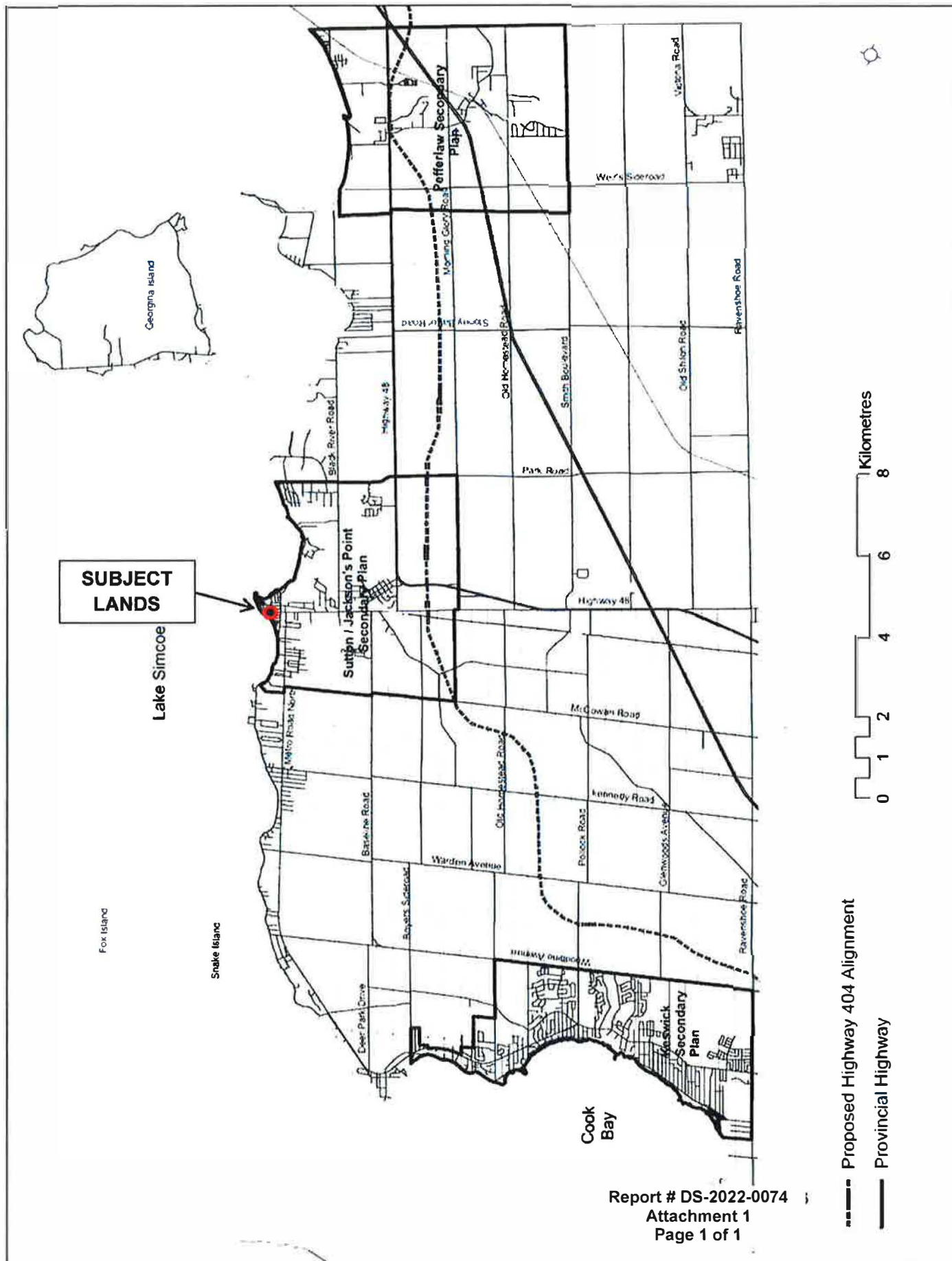


CONTEXT MAP



KEY MAP

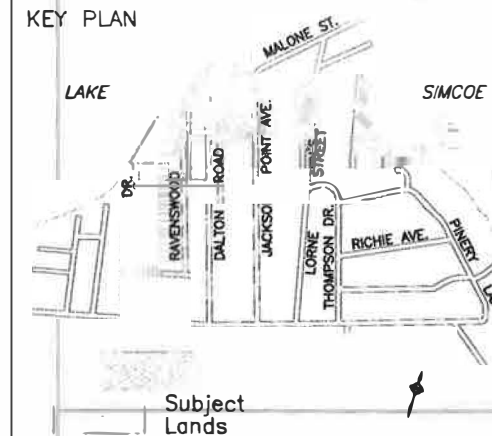
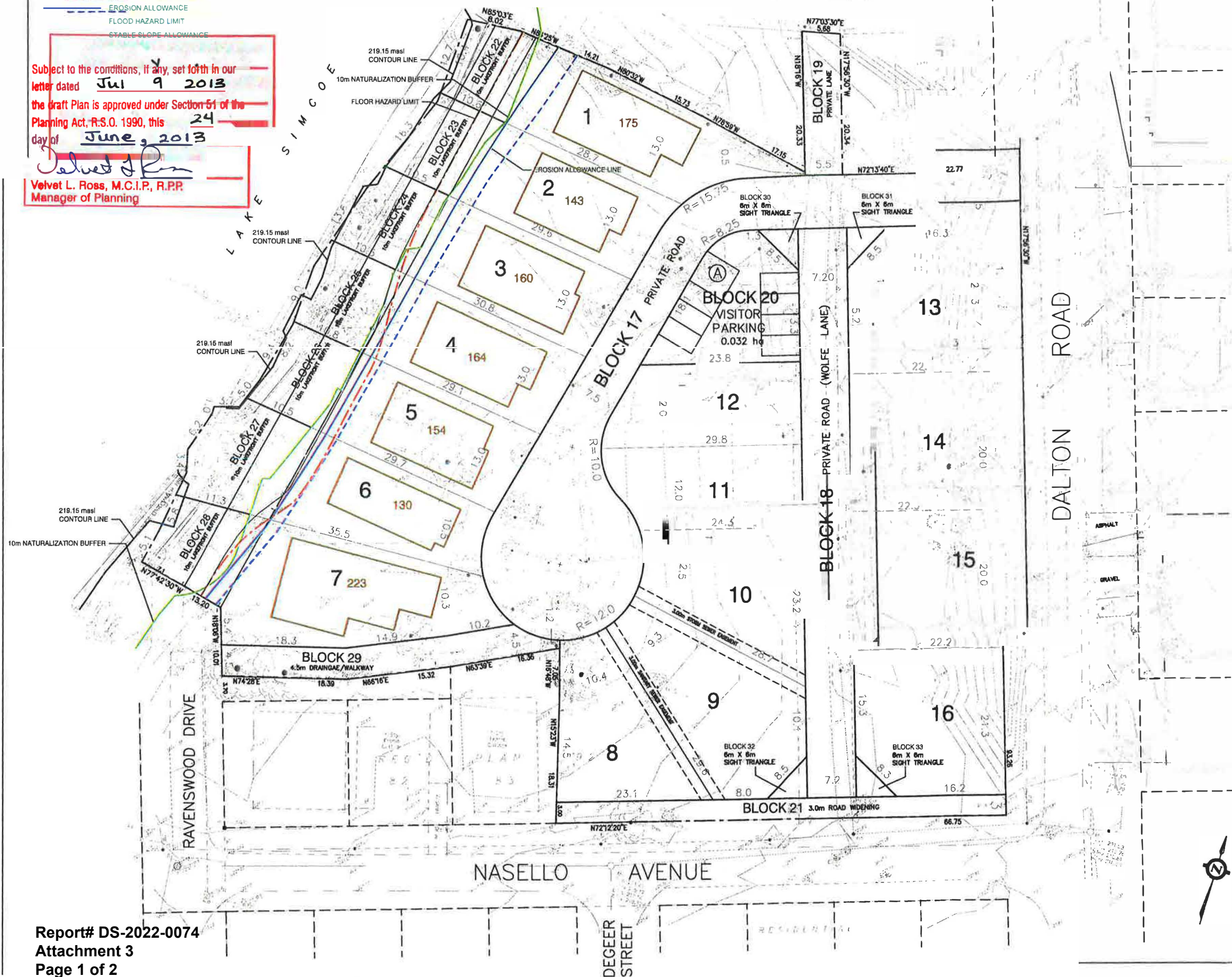


LEGEND

- NATURALIZATION BUFFER
- EROSION ALLOWANCE
- FLOOD HAZARD LIMIT
- STABLE SLOPE ALLOWANCE

Subject to the conditions, if any, set forth in our letter dated Jul 9 2013 the Draft Plan is approved under Section 51 of the Planning Act, R.S.O. 1990, this day of June, 2013

Velvet L. Ross
Velvet L. Ross, M.C.I.P., R.P.P.
Manager of Planning



SCHEDULE OF LAND USES

BLOCK	LAND USE	UNITS	AREA
1-16	Single Family Dwellings	16	0.885 ha
17-18	Private Roads		0.175 ha
19	Private Lane		0.011 ha
20	Visitor Parking		0.028 ha
21	3.0m Road Widening		0.028 ha
22-28	10m Lakefront Buffer		0.102 ha
29	4.5m Drainage/Walkway		0.025 ha
30-33	6m X 6m Sight Triangles		0.007 ha
Totals		16	1.034 ha

OWNER'S AUTHORIZATION

I, Frank Falco having the authority to bind the Corporation, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Ancient Coastal Seashore Redevelopment Corporation Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Ted Garden, O.L.S. Date
EA Garden Ltd.

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a. shown on draft plan
- b. shown on draft plan
- c. shown on draft plan
- d. refer to land use schedule herein
- e. shown on draft plan
- f. shown on draft plan
- g. shown on draft plan
- h. water supply available
- i. Sandy Loam/clay
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical
- l. 2

ELEVATIONS

Elevations shown hereon are geodetic in origin.

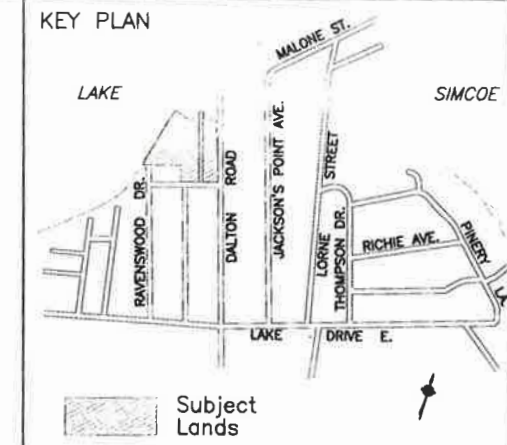
DRAFT PLAN OF SUBDIVISION

Ancient Coastal Seashore Redevelopment Corporation

Lots 1 to 7, Part Lots 8 and 9, R.P. 82
Lots 4,5,6,7,8,9 and Part Lot 11, R.P. 83
Lots 5,6,7,8,9 and Part Lot 77
Part Gravel Beach, R.P. 73
Lots 84,85 and Part Lot 86 R.P. 92
Town of Georgina
Formerly Village of Sutton
Regional Municipality of York

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

685-00



SCHEDULE OF LAND USES

BLOCK	LAND USE	AREA
17-18	Private Roads	0.175 ha
19	Private Lane	0.011 ha
20	Visitor Parking	0.029 ha
21	3.0m Road Widening	0.020 ha
22-28	10m Lakelands Buffer	0.102 ha
29	4.5m Drainage/Walkway	0.025 ha
30-33	6m X 8m Sight Triangles	0.007 ha
Totals		0.369 ha

OWNER'S AUTHORIZATION

I, Frank Fieco having the authority to bind the Corporation, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Condominium for approval.

Ancient Coastal Seashore Redevelopment Corporation

Date _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Ted Garden, O.L.S.
EA Garden Ltd.

Date _____

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a. shown on draft plan
b. shown on draft plan
c. shown on draft plan
d. refer to land use schedule herein
e. shown on draft plan
f. shown on draft plan
g. shown on draft plan
h. water supply available
i. Sandy Loam/clay
j. shown on draft plan
k. water, sanitary sewer, storm sewer & electrical
l. 2

ELEVATIONS

Elevations shown hereon are geodetic in origin.

DRAFT PLAN OF CONDOMINIUM
Ancient Coastal Seashore Redevelopment Corporation

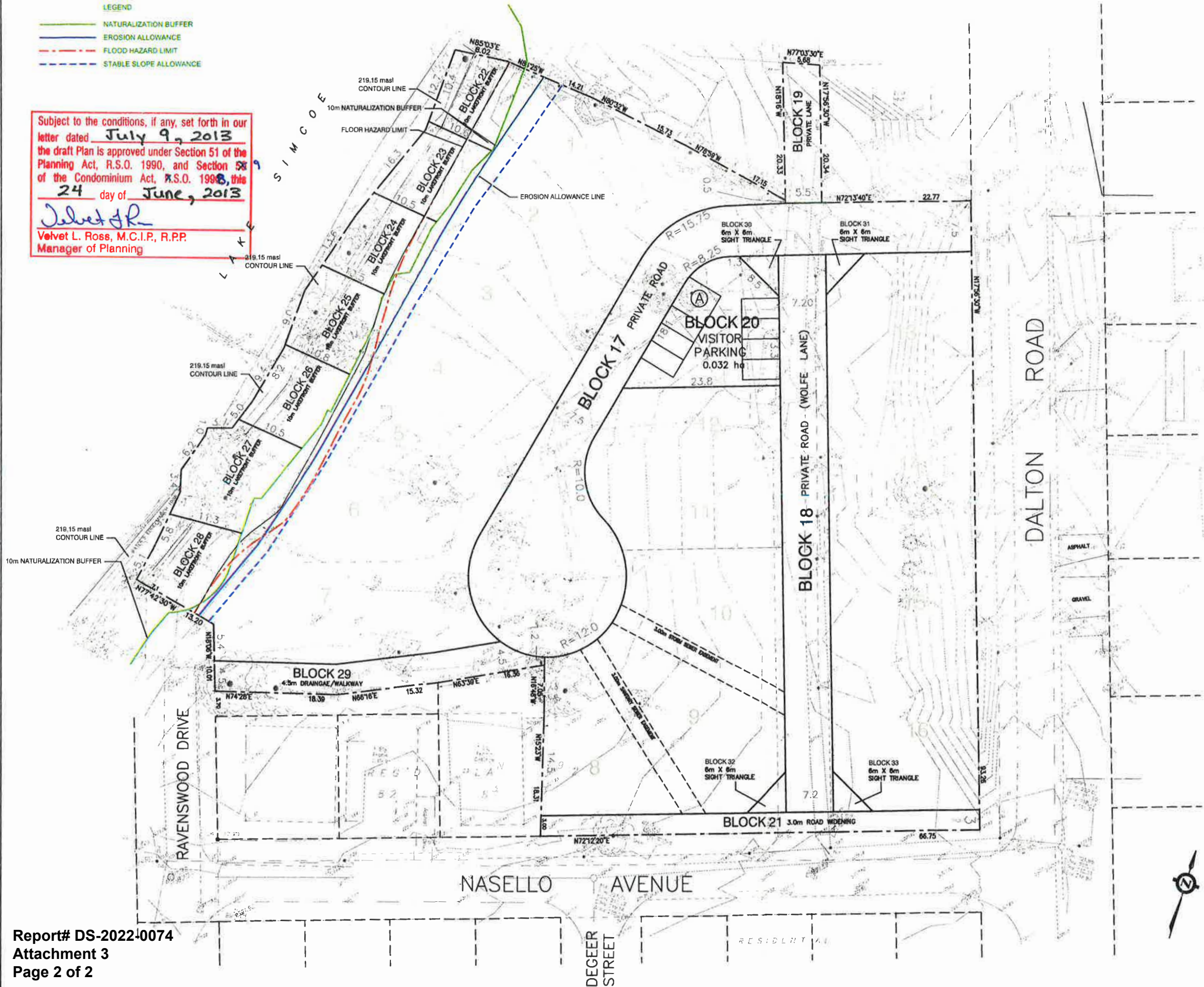
Part of Blocks 16 to 19,
21 to 26 and 28 to 32
Plan of Subdivision 65M-XXXX
Town of Georgina
Formerly Village of Sutton
Regional Municipality of York

Scale: 1:300
Date: May 17, 2009
Approved by: MPES
Drawing: VT

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

REVISIONS:
May 14, 2009
June 11, 2011
October 17, 2011
January 15, 2012
May 18, 2012

Drawing Number: 685-00



Subject to the conditions, if any, set forth in our letter dated July 9, 2013 the draft Plan is approved under Section 51 of the Planning Act, R.S.O. 1990, and Section 58 of the Condominium Act, R.S.O. 1990, this 24 day of June, 2013

Velvet L. Ross
Velvet L. Ross, M.C.I.P., R.P.P.
Manager of Planning

Michael Smith

Planning Consultants;
Development Coordinators Ltd.

TOWN OF GEORGINA	
APR 5 - 2022	
DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION	
REFER	NOTED
FILE #	

279 The Queensway South
Keswick, Ontario L4P 2B4
Bus (905) 535-5500
www.msplanning.ca

April 1st, 2022

Our File No. 685-00

Janet Porter, MCIP. RPP.
Manager of Planning
Town of Georgina
26557 Civic Centre Road RR#2
Keswick, Ontario
L4P 3G1

Dear Mrs. Porter:

Re: Request for Extension of Draft Plan of Subdivision Approval 19T-05G04 and
Draft Plan of Condominium Approval 19CDM-05G03
Ancient Coastal Seashore Redevelopment Corporation
N/W corner of Dalton Road and Nasello Ave.
Community of Jackson's Point, Town of Georgina

On July 15th, 2020, Council for the Town of Georgina passed Resolution No. C-2020-0202 which approved a two (2) year extension to the approval of the above noted draft plan of subdivision and draft plan of condominium. The extension was from August 30, 2020 until August 30, 2022. Previous extension requests have been made and approved by the Town (2017, 2 year extension, 2019, 1 year extension).

Condition No. 31 of the draft plan of subdivision approval states *"Prior to the registration of the Plan of Subdivision the Owner shall make arrangements, satisfactory to the Director of Planning and Building, for the provision of alternate easements over the site as required in order to provide equal or better alternate easement rights to owners of lands adjacent, or proximate to the Subject Lands who currently enjoy easements over or through the Subject Lands."*

This condition has proven to be challenging for the owner to address. When the owner's solicitor started working on the condition it was determined that title to the subject lands was not clear. Over the past two years the owner has been working with its solicitor, surveyor, Land Registry Office and the provincial courts in order to clean up the title of the subject lands. As of the date of this letter, the owner's solicitor has filed a vesting order to the courts. A first conference with a judge has been scheduled for March 16th, 2022. It is the intent of the owner's solicitor that through this process a clear title will be provided by the courts and this condition can be addressed.

In addition to the court proceeding, the owner had to retain a new Engineering consultant as the previous Engineering firm was purchased by a larger firm. The new firm has prepared a 3rd submission package to be delivered to the Town, Region and LSRCA. We are waiting for the completion of the landscape drawings prior to making the submission. We anticipate the submission to be made in April, 2022. The 3rd submission should address all comments from second submission and that the preparation of the subdivision agreement can commence.

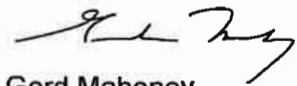
Although the owner is moving forward, it is recognized that there is insufficient time to register the subdivision and condominium prior to the approvals lapsing. The court proceeding is ongoing, the third submission needs to be submitted and reviewed, the subdivision agreement needs to be drafted and reviewed and requests for draft plan clearances from internal department and external agencies are required.

The owner fully intends to move the development forward. Unfortunately, it has taken the better part of the last two years to get to this point in obtaining clear title. Over the past two years the owners has spent significant money and time in correcting the title issues.

Therefore, we respectfully request that the Town extend the period of time from August 30th, 2022 to August 30th, 2024.

Finally, we enclose the prescribed fee of \$6,339.00.

Yours truly,



Gord Mahoney,
Planning Consultant

Copy

John Pennachetti, for Owner

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO FINAL APPROVAL AND RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION 19T-05G04:

1. Approval shall relate to Draft Plan of Subdivision 19T-05G04 dated November 17, 2009, last revised May 15, 2012, prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (Drawing Number 685-00).

Town of Georgina

2. Prior to final approval, the lands within the Draft Plan of Subdivision and Draft Plan of Condominium (the "Subject Lands") shall be appropriately zoned by a zoning by-law that has come into force and effect in accordance with the provisions of the *Planning Act* (the "Act").
3. Prior to final approval, the Council of the Town of Georgina (the "Town") shall pass a by-law or resolution authorizing the allocation of municipal water supply and sanitary sewage servicing capacity to the Subject Lands in order to facilitate the proposed development.
4. Prior to final approval, the Owner shall enter into a development agreement and agree to satisfy all conditions, financial and otherwise, of the Town. Further, the Town shall agree to register the development agreement against the lands to which it applies, pursuant to the Act.
5. Prior to final approval, the private road allowances within the Draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region.
6. Prior to final approval, the Owner shall submit complete and detailed engineering drawings and accompanying reports, respecting the private road, private water distribution, sanitary sewage collection and stormwater collection systems including all external servicing required to connect the Subject Lands to the existing municipal system, all designed in accordance with the current Municipal Development Design Criteria in effect at the time development occurs, for review by the Director of Development Services for the Town and agree in the development agreement to construct all works at the Owner's expense to the satisfaction of the Director of Development Services of the Town.
7. Prior to final approval, the Owner shall agree in the development agreement to convey to the Town any easement as may be required for water, storm and/or sanitary sewer purposes, stormwater management, and other municipal utility purposes, without monetary consideration and free of all encumbrances.
8. Prior to final approval, the Owner shall agree in the development agreement to convey to the Town Block 21, as shown on the Draft Plan of Subdivision and identified as a "3.0 Road Widening", abutting Nasello Avenue, pursuant to the

- requirements of the Act, without monetary consideration and free of all encumbrances.
9. Prior to final approval, the Owner shall submit a report prepared by a qualified consultant identifying that all lands to be conveyed to the Town are clear of contaminants, noxious or deleterious substances.
 10. Prior to final approval, the Owner shall submit all overall lot grading and drainage plan together with a Stormwater Management Report for review by the Town's Director of Development Services. The report shall deal with any external contributing area as required.
 11. Prior to final approval, the Owner shall submit a report prepared by a qualified professional outlining the result of detailed site specific geotechnical and hydrogeological subsurface explorations, respecting the installation of private services on the Subject Lands as well as the construction of buildings, all to the satisfaction of the Town.
 12. Prior to final approval, the Owner shall agree in the development agreement, in wording satisfactory to the Town, to carry out or cause to be carried out the recommendations and measures contained within the report approved under Condition No. 11 above.
 13. Prior final approval, the Owner shall agree that it will permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the plan registration provided the telephone or telecommunications service provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
 14. Prior to final approval, the Owner shall prepare and submit a Composite Utility Distribution Plan in consultation with all affected authorities to the satisfaction of the Town.
 15. Prior to final approval, the Owner shall prepare and submit a detailed Fence Plan showing all required fencing (e.g. decorative, privacy, acoustical, security) and shall agree in the development agreement to erect and maintain such fencing, all to the satisfaction of the Director of development Services for the Town. The detailed Fence Plan shall include any fence to be erected on Town owned lands located at the Ravenswood Drive road end.
 16. Prior to final approval, the Owner shall agree in the development agreement to erect a privacy fence along the south lot line of Block 29 and the west lot line of Lot 8, as shown on the Draft Plan of Subdivision.
 17. Prior to final approval, the Owner shall agree in the development agreement not to remove or damage (leading to the destruction of) those trees identified in the

- approved Tree Preservation Plan without the prior written approval of the Town. Further, the Owner shall agree in the development agreement to deposit a security in the form of a Letter of Credit, in an amount to be determined by the Town, to Ensure compliance with the tree preservation requirements.
18. Prior to final approval, the Owner shall agree in the development agreement not to remove trees or hedge rows without the written approval of the Town.
 19. Prior to final approval, the Owner shall submit a Tree Preservation Plan prepared by a qualified professional for review and approval by the Town, and agree in the development agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Tree Preservation Plan.
 20. Prior to final approval, the Owner shall satisfy all provisions of the Regional Forest Conservation By-law and the Municipal Development Design Criteria respecting the preservation and protection of trees and vegetation. Where trees will be lost to development, the Owner shall agree to compensate the Town through additional planting in tree compensation areas identified within the approved Master Landscaping and Tree Planting Plan, or by monetary compensation, all to the satisfaction of the Director of Development Services for the Town.
 21. Prior to final approval, the Owner shall submit a detailed Master Landscaping and Tree Planting Plan prepared by a qualified professional for review and approval by the Town, and agree in the development agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Master Landscaping and Tree Planting Plan. The Master Landscape and Tree Planting Plan shall included any work to be completed by Town owned lands located at the Ravenswood Drive road end.
 22. Prior to final approval, the Owner shall agree in the development agreement to display plans in its sales office or pavilion and identify in its sales literature all phases of development, the location of municipal and utility infrastructure including but not limited to sidewalks, parks, transformers, pedestals, streetlights, and mailboxes.
 23. Prior to final approval, the Owner shall agree in the development agreement to submit a Cultural Heritage Resource Assessment prepared by a qualified professional to ensure the assessment and identification of appropriate treatment of built heritage and archaeological resources, and to mitigate any identified adverse impacts to significant heritage resources to the satisfaction of the Town and Ministry of Culture. No demolition, grading, filling or any form of soil disturbances (excluding the demolition required to remove the existing water treatment facility, existing dwelling and to perform the archaeological assessment) shall take place on the Subject Lands prior to the issuance of a letter from the Ministry of culture to the Town indicating that all matters relating to heritage resources have been addressed in accordance with licensing and resource

- conservation requirements. Furthermore, the Owner shall agree in the development agreement to implement any measures recommended by the approved Cultural Heritage Resource Assessment.
24. Prior to final approval, the Owner shall agree in the development agreement that no building permits will be applied for or issued until the Town is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
 25. Prior to final approval, the Owner shall submit Urban Design Guidelines prepared by a qualified professional for review and approval by the Council of the Town, and agree in the development agreement to carry out or cause to be carried out the recommendations and measures contained within the approved Urban Design Guidelines. The Urban Design Guidelines shall include the design guidelines respecting the proposed improvements to Town owned lands located at the Ravenswood Drive road end.
 26. Prior to final approval, the Owner shall submit Architectural Design Guidelines that complement and are in conformity with the approved Urban Design Guidelines. The Architectural Design Guidelines shall be prepared by a qualified professional architect and approved by the Council of the Town.
 27. Prior to final approval, the Owner shall agree in the development agreement that:
 - a) all development shall proceed in accordance with the Architectural Design Guidelines approved by the Council of the Town;
 - b) a control architect shall be retained at the Owner's expense with the concurrence of the Town to ensure compliance with the approved Architectural Design Guidelines. Where possible, the control architect shall be the same architect that prepared the Architectural Design Guidelines;
 - c) prior to the submission of the individual building permit applications the control architect shall have stamped and signed the drawings certifying compliance with the approved Architectural Design Guidelines. Building permits will not be issued for applications that are not accompanied by drawings which are stamped and signed by the control architect; and,
 - d) the Town will undertake periodic reviews to ensure compliance with the Architectural Design Guidelines. Should inadequate enforcement be evident, the Town may cease to accept drawings stamped by the control architect and retain another control architect, at the Owner's expense.
 28. Prior to final approval, the Owner shall agree in the development agreement to pay all reasonable costs incurred by the municipally-retained peer review consultants in relation to the peer review of submitted reports and studies.

29. Prior to final approval, the Owner shall agree in the development agreement to construct all works, at the Owner's expense, respecting the design and construction of the proposed improvements to Town owned lands located at the Ravenswood Drive road end and referenced under Condition Nos. 15, 21, and 25 above
30. The Town shall confirm in writing through a clearance letter that Condition Nos. 2 to 29 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

Regional Municipality of York

31. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town for the development proposed within the draft Plan of Subdivision or any phase thereof. Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
32. Prior to final approval, the Owner shall agree in the development agreement that the Owner shall save harmless the Town and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
33. Prior to final approval, the Owner shall have prepared by a qualified professional transportation consultant a Functional Transportation Report / Plan outlining the required regional road improvements for this subdivision. The report / plan, submitted to the Community Planning and Development Services Division for review and approval, shall explain all transportation issues and shall recommend mitigation measures for these issues.
34. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Development Services Department for the Town. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to the Community Planning and Development Services Division, Attention: Mrs. Eva Pulnicki, P.Eng.
35. Prior to final approval, the Owner shall provide a copy of the development agreement to the Community Planning and Development Services Division, outlining all requirements of the Community Planning and Development Services Division.
36. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law No. 2012-36.
37. The Community Planning and Development Services Division shall advise the Development Services Department of the Town in writing through a clearance

letter that Condition Nos. 31 to 36 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

Lake Simcoe Region Conservation Authority

38. Prior to final approval, and any major site alteration, the following shall be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority (LSRCA):
 - a) a detailed Stormwater Management Report demonstrating enhanced (Level 1) quality control provided in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions;
 - b) a detailed Erosion / Sedimentation Control Plan; and,
 - c) a detailed Grading and Drainage Plan demonstrating that site and external overland drainage flow is safely conveyed to Lake Simcoe via the road right of way and/or appropriate easements.
39. Prior to final approval, the Owner shall submit a detailed Restoration Landscaping Plan for the natural buffer blocks / open space areas (Blocks 22 to 28 inclusive, as shown on the draft Plan of Subdivision) and culvert replacement works be prepared to the satisfaction of the Town and the LSRCA.
40. Prior to final approval, a detailed Hydrogeological Report be prepared to the satisfaction of the Town and the LSRCA that incorporates the following:
 - a) confirmation of the base elevations for the proposed structures;
 - b) dewatering calculations and requirements, if required;
 - c) mitigation measures to address water balance calculations;
 - d) groundwater monitoring program details, if required; and,
 - e) construction methods and timing
41. Prior to final approval, a detailed Coastal Engineering Report demonstrating that the determined development setback in combination with the recommended boulder protection along the shoreline would be adequate to address ice action / piling to the satisfaction of the Town and the LSRCA.
42. Prior to final approval, the Owner shall agree in the development agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans, reports, and studies as approved by the LSRCA.

43. Prior to final approval, the Owner shall agree in the development agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and studies as approved by the LSRCA.
44. Prior to final approval, the Owner shall agree in the development agreement to demarcate the extent of the Open Space Zone and Natural Buffer Blocks through means such as fencing (living or cedar rail) and signage ("Open Space / Natural Buffer Area") to the satisfaction of the LSRCA and the Town.
45. Prior to final approval, the Owner shall agree in the development agreement that prior to any major site alteration or grading, proper erosion and sediment control measures must be put in place in accordance with the approved Erosion and Sedimentation Control Plan and Grading Plan.
46. Prior to final approval, the Owner shall obtain a permit from the LSRCA for any works within an area subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*.
47. Prior to final approval, the Owner shall pay all the required development fees to the Conservation Authority in accordance with the LSRCA's Fees policy under the *Conservation Authorities Act*;
48. Prior to final approval, the Owner shall provide to the satisfaction of the Conservation Authority and prior to the issuance of a clearance letter:
 - a) a copy of the development agreement;
 - b) a copy of the draft M-Plan; and
 - c) a letter from the developer's planning consultant detailing how each LSRCA conditions of draft plan approval have been fulfilled.
49. The LSRCA shall advise the Development Services Department of the Town in writing through a clearance letter that Condition Nos. 38 and 48 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

Canada Post Corporation

50. Prior to final approval, the Owner shall agree in the development agreement to provide two (2) copies of the Utility Coordination Plan to Canada Post Corporation (Canada Post), to be used to identify Community Mailbox locations.
51. Prior to final approval, the Owner shall agree in the development agreement to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

52. Prior to final approval, the Owner shall agree in the development agreement to notify the purchaser of the exact Community Mailbox location prior to the closing of any home sale.
53. Prior to final approval, the Owner shall agree in the development agreement to consult with Canada Post to determine suitable location for the placement of a Community Mailbox and to indicate the location on the appropriate Servicing Plan
54. Prior to final approval, the Owner shall agree in the development agreement to provide the following for each Community Mailbox site and include these requirements on the appropriate Servicing Plan:
 - a) an appropriately sized sidewalk section (concrete pad), as per municipal standards, to place the Community Mailboxes on;
 - b) any required walkway across the boulevard, as per municipal standards; and,
 - c) any required curb depressions for wheelchair access
55. Prior to final approval, The Owner shall agree in the development agreement to determine and provide a suitable temporary Community Mailbox location, which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox location. This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.
56. Canada Post shall advise the Development Services Department of the Town in writing through a clearance letter that Condition Nos. 50 to 55 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

Hydro One Networks Inc.

57. Prior to final approval, the Owner shall agree in the development agreement, in wording satisfactory to Hydro One Networks Inc. (Hydro One), to the following:
 - a) to contact Hydro One subdivision group to make all necessary arrangements for subdivision feed;
 - b) that prior to any road widening within the development, the Owner shall provide Hydro One with detailed plans respecting the construction works; and.
 - c) to maintain and/or continue supply of power to any existing services.
58. Hydro One shall advise the Development Services Department of the Town in writing through a clearance letter that Condition No. 57 has been satisfied: the

clearance letter shall include a brief statement detailing how the condition has been met.

Enbridge Gas Distribution Inc.

59. Prior to final approval, the Owner shall agree in the development agreement to prepare a Composite Utility Plan that allows for the safe installation of all utilities, including required separation between utilities.
60. Prior to final approval, the Owner shall agree in the development agreement, in wording satisfactory to the Enbridge Gas Distribution Inc. (Enbridge), that the private roads shall be constructed in accordance with Composite Utility Plans previously submitted and approved by all utilities.
61. Prior to final approval, the Owner shall in the development agreement to grade all street to final elevation prior to the installation of the gas lines and provide Enbridge with necessary field survey information required for the installation of the gas lines.
62. Prior to final approval, the Owner shall agree in the development agreement that all of the natural gas distribution system will be installed within the area regarded as common element will not require easements. However, in the event the natural gas distribution system will be installed outside the common elements and easements are required, they will be provided at no cost to Enbridge.
63. Enbridge shall advise the Development Services Department of the Town in writing through a clearance letter that Condition Nos. 59 to 62 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

Bell Canada

64. Prior to final approval, the Owner shall agree in the development agreement, in wording satisfactory to Bell Canada (Bell), to grant to Bell any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
65. Bell shall advise the Development Services Department of the Town in writing through a clearance letter that Condition No. 64 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
66. **Rogers Communications Canada Inc.** The Owner shall agree in the Subdivision Agreement to:
 - a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and

- b) provide joint trenches for such purpose.
- 67. The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- 68. The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- 69. The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.
- 70. Rogers Cable shall advise the Development Services Department of the Town in writing through a clearance letter that Condition Nos. 66 to 70 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each of the conditions has been met.

ORIGINALLY ISSUED at the TOWN OF GEORGINA on the 30th Day of August, 2014.

REVISED and REISSUED at the TOWN OF GEORGINA on the 9th Day of August, 2017.

REVISED and REISSUED at the TOWN OF GEORGINA on the 14th Day of August, 2019.

REVISED and REISSUED at the TOWN OF GEORGINA on the 15th Day of July, 2020.

REVISED and REISSUED at the TOWN OF GEORGINA on the 24th Day of August, 2022.

Harold W. Lenters, M.Sc.PI, MCIP, RPP.
Director of Development Services

NOTE: PURSUANT TO THE PLANNING ACT, R.S.O., 1990. C.P. 13, AS AMENDED, APPROVAL OF THE PLAN OF SUBDIVISION SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY AUGUST 30, 2024, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

THE FOLLOWING CONDITIONS OF THE COUNCIL OF THE TOWN OF GEORGINA SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF CONDOMINIUM 19CDM-05G03:

1. Approval shall relate to Draft Plan of Condominium 19CDM-05G-03 dated Nov 17, 2009, last revised May 16, 2012, prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (Drawing Number 685-00).

Town of Georgina

2. Prior to final approval, the Owner shall enter into a development agreement with the Town of Georgina (the "Town"), agreeing to satisfy all requirements and conditions, financial or otherwise of the Town. The wording of the agreement shall be to the satisfaction of the Town, and include provisions that will ensure the Owners are wholly responsible for the maintenance and/or replacement of all surface and subsurface infrastructure and streetscaping / landscaping elements by payment of their respective common expenses to the common elements condominium corporation created in respect of such surface and subsurface infrastructure and streetscaping / landscaping elements. Further, the Town shall agree to register the development agreement against the lands to which it applies, pursuant to the Planning Act of Ontario. Registration of the development agreement shall be at the Owner's expense.
3. Registration of the Draft Plan of Condominium shall not take place prior to the fulfillment of the conditions of draft plan approval and registration of Draft Plan of Subdivision 19TG-2005-004 (19T-05G04).
4. Prior to the registration of the condominium declaration and description, the Owner shall have made arrangements, satisfactory to the Director of Development Services, for the provision of alternate easements over the site as required in order to provide equal or better alternate easement rights to owners of lands adjacent, or proximate, to the Subject Lands who currently enjoy easements over or through the Subject Lands.
5. The Town shall confirm in writing through a clearance letter that Condition Nos. 2 and 4 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

Lake Simcoe Region Conservation Authority (LSRCA)

6. Prior to final approval, the Owner shall agree in the development agreement that the condominium declaration and description include the requirement to carry out, cause to be carried out, and maintain the shoreline protection measures, including the Natural Buffer Area, along Lake Simcoe for this development in perpetuity.
7. Prior to final approval, the Owner shall agree in the development agreement that the condominium declaration and description include requirements for

maintenance of the on-site stormwater control facilities and that the condominium board submit to the Town documentation that the maintenance has been completed as per the maintenance schedule.

8. Prior to final approval, the Owner shall provide to the satisfaction of the Conservation Authority and prior to the issuance of a clearance letter:
 - a) a copy of the condominium declaration and description;
 - b) a copy of the draft CDM-Plan; and,
 - c) a letter from the developer's planning consultant detailing how each LSRCA conditions of draft plan approval have been fulfilled.
9. The Lake Simcoe Region Conservation Authority shall advise the Development Services Department of the Town in writing through a clearance letter that Condition Nos. 6 to 8 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ORIGINALLY ISSUED at the TOWN OF GEORGINA on the 30th Day of August, 2014.

REVISED and REISSUED at the TOWN OF GEORGINA on the 9th Day of August, 2017.

REVISED and REISSUED at the TOWN OF GEORGINA on the 14th Day of August, 2019

REVISED and REISSUED at the TOWN OF GEORGINA on the 15th Day of July, 2020.

REVISED and REISSUED at the TOWN OF GEORGINA on the 24th Day of August, 2022.

Harold W. Lenters, M.Sc.PI, MCIP, RPP.
Director of Development Services

NOTE: PURSUANT TO THE PLANNING ACT. R.S.O., 1990, C.P. 13, AS AMENDED, APPROVAL OF THE PLAN OF COMMON ELEMENT CONDOMINIUM SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY AUGUST 30, 2024, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.