# NOTICE OF DECISION TO DRAFT APPROVE

PLAN NO. 510-01/26

The Director of Community Planning of the City of Burlington has made a decision to grant draft approval to the above noted subdivision application.

Information in respect of the proposed Subdivision will be made available to the public for inspection at the offices of the Community Planning Department, 1st Floor, City of Burlington, weekdays between the hours of 8:30 a.m. and 4:30 p.m.

Any person or public body may, not later than 20 days after the day that the giving of written notice under subsection 51 (37) is completed, appeal the decision to the Ontario Land Tribunal. The request must be submitted in writing to the Office of the City Clerk of the City of Burlington and must include reasons for the appeal, together with a cheque for $1,100.00 payable to the Minister of Finance.

**The last day for submitting the appeal request is July 29, 2026.**

The proposed decision is final if a request for appeal is not received before or on the last day for submitting a request for appeal.

The applicant, the Minister of Municipal Affairs and Housing ("Minister"), or any public body or specified person as set out in the Planning Act that made oral submissions at the public meeting or written submissions to the Council of the City of Burlington before the proposed Draft Plans of Subdivision was approved, may appeal decisions in respect of a proposed plan of subdivision to the Ontario Land Tribunal by filing a notice of appeal with the Clerk of the City of Burlington. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Please note that the applicant, the Minister, or any public body or specified person as set out in the Planning Act that made oral submissions at the public meeting or written submissions to the Council of the City of Burlington may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Ontario Land Tribunal by filing with the approval authority a notice of appeal.

Jamie Tellier
Director of Community Planning

Date Emailed: July 8, 2026

c. Planning and Clerk's Departments - Region of Halton
Engineering Services – City of Burlington

**RE: IN THE MATTER OF A SUBDIVISION APPLICATION BY**

Bronte Creek Meadows Phase 1

**UNDER FILE NUMBER: 510-01/26**

**IN THE CITY OF BURLINGTON**

**DECISION TO GRANT DRAFT APPROVAL**

I, Jamie Tellier, in my capacity as Director of Community Planning for the City of Burlington, and pursuant to City By-law 67-2005, having read and considered the report by Jamie Tellier, Director of Community Planning, dated June 19, 2026, and Council's recommendation dated June 19, 2026, hereby make the decision to grant **DRAFT APPROVAL** to the proposed plan mentioned above.

Jamie Tellier
Director of Community Planning

Date of Decision: June 19, 2026

Date of Notice (Section 51 (37) ): July 8, 2026

Last Date of Appeal of Decision: July 28, 2026

If there are no Appeals, Draft Approval is deemed to have been made on: July 29, 2026

**CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL**

**PLAN FOR REGISTRATION OF PLAN OF SUBDIVISION BY:**

**Alinea – Bronte Creek Meadows Community Phase 1**

**FILE: 510-01/26**

**The Conditions which shall be fulfilled prior to final approval of this Plan of Subdivision are as follows:**

1. This approval applies to the Draft Plan of Subdivision prepared by Bousfields Inc., dated June 3, 2026, consisting of 181 “Low Density Residential” lots, 16 “On-Street Townhouse” blocks, 13 “Double Frontage Townhouse” blocks, one “Medium Density Mixed Use Block”, one “Employment Block”, one “Park” block, two “Stormwater Management Ponds” blocks, three “Open Space Blocks”, two “Easement Blocks”, two “Natural Heritage Blocks”, four “Potential Enhancement Blocks”, five “Development Blocks”, one “Potential Creek Crossing Block”, one “Road Widening Block”, and “Roads” identified as “26.0m Public R.O.W.”, “18m Public R.O.W.”, and “7.5m Public Lane”.
2. Prior to final approval, the owner shall sign the City of Burlington’s Subdivision Agreement and any other necessary agreement(s) in effect on the date of signing thereof, in a form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor, within three years of the date of draft approval; and acknowledge the implications of the standard conditions contained in the City’s Standard Subdivision Agreement, failing which, the draft approval shall lapse.
3. **The Owner shall complete the following to the satisfaction of the Director of Community Planning, Director of Engineering Services, Director of Transportation Services, Manager of Parks Design and Construction, and in a form satisfactory to the Commissioner of Legal and Legislative Services/City Solicitor:**
    a. Dedicate to the City of Burlington free of charge, including all legal and survey costs, the following as identified on the Draft Plan of Subdivision (as may be modified/revised based on final detailed design):
        i. Park Block 215 (1.102 ha);
        ii. Stormwater Management Pond Blocks 216 and 217 (combined area of 4.068 ha);
        iii. Open Space Blocks 218-220 (combined area of 0.051 ha);
        iv. Easement Blocks 221 and 222 (combined area of 0.539 ha);
        v. Natural Heritage Blocks 223 and 224 (combined area of 13.675 ha);
        vi. Potential Enhancement Blocks 225-228 (combined area of 0.918 ha);
        vii. Potential Crossing Block 235 (0.252 ha);
        viii. Road Widening Block 236 (0.090 ha);

b. Dedicate to the City of Burlington and/or the Region of Halton free of charge, including all legal and survey costs, the following as identified on the Draft Plan of Subdivision (as may be modified/revised based on final detailed design):

    i. Rights-of-way widenings:

        1. Approximate widening of 1-2 m along Mainway, adjacent to the subject lands, the exact widening which shall be determined/identified by the Applicant/Owner's Ontario Land Surveyor (OLS)

        2. Any and all rights-of-way widenings identified by the Region of Halton in accordance with the applicable Official Plan.

    ii. 26.0 m rights-of-way for Neighbourhood Connector Streets 'A' and 'B' (4.193 ha);

    iii. 18.0 m rights-of-way for Local Streets 'C', 'D', 'E', F', 'G', 'H', 'I', 'J', 'K', L', 'M', 'N', and 'O';

    iv. 18.0 m rights-of-way for two north-south segments of Street 'P' perpendicular to Street 'O';

    v. 16.0 m right-of-way for east-west segment of Street 'P' parallel to Street 'O';

    vi. 9.0 m right-of-way for public laneway, Lane 'A' (0.156 ha);

    vii. 15 m x 15 m daylight triangles at Region of Halton intersection:

        1. Upper Middle Road and Street 'B (aka Sutton Drive Extension)

        2. Upper Middle Road and Street "I"

    viii. 5 m x 5 m daylight triangles at intersection of:
        1. Mainway and Street 'B' (aka Sutton Drive Extension)
        2. Street 'A' (aka Corporate Drive Extension) and Street 'B' (aka Sutton Drive Extension)
        3. Street 'A' (aka Corporate Drive Extension) with all intersecting Local Streets
        4. Street 'B' (aka Sutton Drive Extension) and Street 'O'

    ix. 3 m x 3 m daylight triangles at all intersections of:

        1. Local Streets and Local Streets

    x. 3 m x 3 m daylight triangles at intersections of:

        1. Lane 'A' and Street 'L', Street 'N' and Street 'O'

2. Subject to discretion of Directors of Transportation Services or Engineering Services or their designates.

xi. All easements identified on the approved draft plan and through detailed engineering design, to the satisfaction of the City and the Region.

c. Dedicate to the City of Burlington and/or the Region of Halton free of charge, including all legal and survey costs, the following to be identified through revisions to the Draft Plan of Subdivision, as needed, subject to approval of final detailed design to the satisfaction of the City of Burlington and the Region of Halton:

i. Additional right-of-way widths for street segments, in accordance with the final approved Transportation Impact Study which may include but not be limited to:

1. Street ‘B’ between Upper Middle Road and Street ‘O’;

2. Street ‘B’ between Mainway and Stormwater Management Pond Block 217;

3. Street ‘I’ between Upper Middle Road and Street ‘O’;

4. Street ‘P’ east-west segment parallel to Street ‘O’;

ii. All 0.3 m reserves to the satisfaction of the City and the Region including but not limited to those listed in Condition 8.h.ix.

iii. Additional Open Space blocks for the purpose of entry features at locations that are gateways to the Bronte Creek Meadows Community, identified in the final approval Tertiary Plan and Urban Design Strategy, which may include but not be limited to:

1. Adjacent to Street ‘B’ in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 222;

2. Adjacent to Street ‘I’ in proximity to Upper Middle Road, the Hydro corridor, and/or Easement Block 221;

3. Adjacent to Street ‘B’ in proximity to Mainway;

4. Adjacent to Street ‘A’ in proximity to Potential Crossing Block 235.

Location and number of entry features shall be determined in accordance with the Tertiary Plan and through detailed design to ensure the Open Space blocks are feasible in the locations identified.

d. Prepare and deposit all reference plans required for the foregoing dedications and a reference plan showing the boundaries of the property to UTM, NAD 83 Datum and provide the City a digital copy of the plan in .dwg format with all points and line work on separate layers.

e. Dedicate the foregoing lands to the City of Burlington with free title (free and clear of encumbrances).

    i. Notwithstanding condition 3.e., the following blocks and rights-of-way may be encumbered by easements in favour of Enbridge and/or the Region of Halton, and may be dedicated to the City with such encumbrances at the discretion of the City of Burlington Commissioner of Legal and Legislative Services/City Solicitor:

        1. Easement Blocks 221 and 222,

        2. portions of Streets ‘B’ and ‘I’,

        3. Park Block 215, and

        4. Natural Heritage System Block 224.

f. Submit a copy of the updated parcel register when survey plans are submitted for the preparation of the Subdivision Agreement.

g. Pay for the cost of lifting 0.3 metre reserves, as may be required.

h. Pay for the cost of dismissing/amending existing easements, as may be required.

4. **The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to pre-grading or pre-servicing and prior to the first formal engineering submission:**
    a. Submit an updated **Scoped Subwatershed Study** that addresses all comments from Conservation Halton, the City of Burlington, and the City’s peer reviewers, pertaining to Phase 1 of the Bronte Creek Meadows Community, and agree to implement all recommendations contained within the updated Scoped Subwatershed Study pertaining to Phase 1, to the satisfaction of Conservation Halton and the Director of Community Planning.

    b. Submit an updated **Master Environmental Servicing Plan** that addresses all comments from the City pertaining to Phase 1 of the Bronte Creek Meadows Community and is consistent with the updated Scoped Subwatershed Study as approved by Conservation Halton and the City of Burlington for the purposes of Phase 1 of the Bronte Creek Meadows Community, to the satisfaction of Conservation Halton and the Director of Community Planning.

    c. Submit an updated **Land Use & Built Form Strategy** that

i. addresses all comments from the City pertaining to Phase 1 of the Bronte Creek Meadows Community, and lands outside of Phase 1 within the Bronte Creek Meadows lands that drain towards stormwater management facilities/infrastructure within Phase 1, and

ii. is consistent with the updated Scoped Subwatershed Study as approved by Conservation Halton and the City of Burlington for the purposes of Phase 1 of the Bronte Creek Meadows Community

to the satisfaction of the Director of Community Planning.

d. Agree to implement all recommendations contained within the updated Land Use and Built Form Strategy to the satisfaction of the Director of Community Planning.
e. Remove statutory notice signs that were required to be posted on the subject lands or in adjacent rights-of-way in relation to applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for Phase 1 of the Bronte Creek Meadows Community.

5. **Upon obtaining written confirmation from the Director of Community Planning that the required updates to the Scoped Subwatershed Study, Master Environmental Servicing Plan, and Land Use and Built Form Strategy have been completed to the satisfaction of Conservation Halton and the Director of Community Planning as required by conditions 4(a), 4(b), and 4(c), the Owner shall complete the following to the satisfaction of the Director of Community Planning prior to pre-grading or pre-servicing and prior to the first formal engineering submission:**
    a. Submit to the City, and obtain the written approval of the Director of Community Planning for, a revised Tertiary Plan, Urban Design Strategy/Guidelines, and Urban Design Concepts, and Streetscape Plan that:
        i. Have been developed in consultation with the Burlington Urban Design (BUD) Panel and includes written responses to the feedback provided by BUD (BUD consultation to be scoped to matters still outstanding after draft plan approval);
        ii. Address the policy requirements of the City's Official Plan for tertiary planning and urban design of the Meadows Neighbourhood District and Mainway Institutional District in the Bronte Creek Meadows Community;
        iii. Respond to all comments provided to date by the City and other agencies on previously submitted version(s) of the Tertiary Plan; and
        iv. Are consistent with and implement the approved Scoped Subwatershed Study and Land Use and Built Form Strategy.
    b. Agree to implement the approved Tertiary Plan, Urban Design Strategy/Guidelines, and Urban Design Concepts, and Streetscape Plan and the design policies of the City's Official Plan in the detailed design of the subdivision, to the satisfaction of the Director of Community Planning.

c. Submit to the City a revised Phase 1 Environmental Impact Assessment that

    i. addresses all comments of the City of Burlington, the City's environmental peer reviewer, and Conservation Halton, to the satisfaction of the Director of Community Planning, including mitigation and enhancement measures needed to address negative impacts to the NHS from all proposed uses; and

    ii. and is consistent with and implements the approved Scoped Subwatershed Study, Master Environmental Servicing Plan, and Land Use and Built Form Strategy.

d. Submit to the City a detailed Buffer, Enhancement Area, and Trail Design Plan that is consistent with and implements the approved Scoped Subwatershed Study, Land Use and Built Form Strategy, and Environmental Impact Assessment, and determines the following to the satisfaction of the Director of Community Planning:

    i. the appropriate buffer width for the southern edge of the City-owned Woodlot surrounded by Open Space Block 224;

    ii. the design of all buffers of the natural heritage system within Phase 1;

    iii. the detailed design plan for all enhancement areas (including the wildlife crossing associated with Street B, the proposed enhancement areas in the Environmental Impact Assessment, and non-naturalized components of the natural heritage system associated with hazard lands); and

    iv. the design of trails that are located within or adjacent to the natural heritage system,

    that will achieve the goal of no negative impact to woodland and wetland ecological function, including interior habitat, edge conditions, and hydrologic regime (e.g., limiting unplanned encroachments, habitat protection and enhancements, water quality protections during unanticipated events, noise control particularly from road infrastructure, light impacts, and salt/fertilizer contamination), consistent with the Provincial Planning Statement.

e. Submit a Monitoring and Adaptive Management Plan by a Certified Ecologist for lands to be conserved, restored and protected in a post development setting to the satisfaction of the Director of Community Planning. The plan should include but not be limited to:

    i. recommended actions to be implemented during pre-construction, construction, and post construction stages of the development;

    ii. detailed explanations of necessary monitoring and adaptive management required to (1) address/prevent invasive species, (2) ensure success/establishment of restoration area, buffers, and wildlife enhancement designs; and (3) detect and further mitigate

woodland edge effects and wetland impacts (e.g., hydroperiod monitoring) to ensure their continued and improved ecological roles.

f. Submit a detailed Stormwater Management plan that addresses all comments from Conservation Halton and the City, and achieves the following to the satisfaction of the Director of Community Planning:

    i. Is consistent with and implements the approved Scoped Subwatershed Study, including the water budget and supply recommendations within the Scoped Subwatershed Study; and

    ii. Is consistent with and implements the approved Land Use and Built Form Strategy, including the approved development concept, land use, built form, densities, and imperviousness of development in all lands that will drain to the stormwater management facilities in Phase 1 of the Bronte Creek Meadows Community.

g. Submit an updated Conceptual Transit Routes Plan as needed to demonstrate consistency with the approved Tertiary Plan and updated Transportation and Mobility Impact Study, to the satisfaction of the Director of Transit, Director of Transportation Services, and Director of Community Planning;

h. Submit an updated Active Transportation Network Plan and a detailed Trails Plan that achieve the following to the satisfaction of the Director of Community Planning, Director of Transportation Services, and Manager of Parks Design and Construction:
    i. Are consistent with the approved Scoped Subwatershed Study, Land Use and Built Form Strategy, Environmental Impact Assessment, and Tertiary Plan;
    ii. Are in accordance with the in-effect version of the City's Community Trail Strategy;
    iii. Are consistent with the detailed Buffer and Trail Design Plan and detailed design of enhancement blocks;
    iv. Are consistent with the approved Transportation and Mobility Impact Study and the Landscape Construction Drawings;
    v. Identify any needed revisions to the draft plan of subdivision to implement the Active Transportation Network Plan and Trails Plan.

**6. Upon obtaining written confirmation from the Director of Community Planning that the requirements of conditions 5(a) to 5(f) have been completed to the satisfaction of the Director of Community Planning, the Owner shall complete the following to the satisfaction of the Director of Community Planning prior to pre-grading or pre-servicing:**

a. Submit a detailed Erosion and Sediment Control and Soil Management plan with associated monitoring and management requirements to the satisfaction of the Director of Community Planning, the Director of Engineering Services, the Manager of Forestry, and the Manager of Parks and Open Space;

b. Submit a construction management plan and associated construction plans (e.g., exclusionary fencing) for the management and protection of wildlife during construction to the satisfaction of the Director of Community Planning;

c. Submit DFO permitting correspondences and conditions in-water works (or registration commitments) if applicable; and

d. Submit provincial and federal permitting correspondences and conditions for impacts to species at risk and their habitat, if applicable.

7. Prior to site alteration, servicing or grading of the portions of the site subject to Stage 3 archaeological assessment, the Owner shall carry out additional Stage 3 archaeological assessments, as per the recommendations of the Stage 1-2 Archaeological Assessment Report dated 7 August 2025, prepared by Archaeological Services Inc., and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Ministry of Citizenship and Multiculturism. No grading or other soil disturbance shall take place on the subject property prior to the letter of the Ministry Acknowledgement Letter, to the satisfaction of the Director of Community Planning.
8. **The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to obtaining approvals for earthworks or servicing:**
    a. Submit an updated Planning Justification Report or accepted equivalent that:
        i. responds to and reflects the approved Scoped Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Strategy, Environmental Impact Assessment, Tertiary Plan, Urban Design Strategy/Guidelines, and Urban Design Brief; and
        ii. responds to comments provided by the City on previous versions of the Planning Justification Report;
        iii. explains how the revised draft plan of subdivision implements the recommendations of the approved technical studies referenced in these conditions of draft plan approval; and
        iv. demonstrates how the revised proposed development of Phase 1 of the Bronte Creek Meadows Community conforms to the applicable Provincial Planning Statement, Official Plan(s) of the City of Burlington, and Zoning By-law of the City of Burlington, and implements the approved vision and objectives of the Bronte Creek Meadows Community.
    b. Submit an updated Functional Servicing Report that is consistent with and implements the approved Area Servicing Plan, Scoped Subwatershed Study, and Master Environmental Servicing Plan, to the satisfaction of the Director of Engineering Services, the Region of Halton, Conservation Halton, and the Director of Community Planning;
    c. Submit an update or addendum to the Transportation and Mobility Impact Study that implements the approved Land Use and Built Form Strategy and Tertiary Plan and addresses the comments provided by the City of Burlington, Region of Halton, and Ministry of Transportation;

d. Submit an updated Tree Canopy Statement that demonstrates how the urban forestry objectives of the City's Official Plan and Urban Forest Management Plan will be addressed through the proposed development;
e. Submit a revised design for Lane A to the City for review and approval by the Director of Community Planning, in accordance with the following:
    i. The revised design submission for Lane A shall include the following materials and information completed by relevant qualified professional(s): cross-section drawings, plan drawings, and an accompanying functional justification report/brief, and such additional materials and information as the Director of Community Planning may require, which may include stormwater management analysis, lighting plan and photometric details, urban design brief, waste management plan, vehicle turning movement diagrams and swept path analysis, landscape plan, signage plan, and/or written response to comments by City staff and/or Burlington Urban Design Panel.
    ii. The revised design shall address the City's requirements, including the public laneway design requirements of the City communicated by Community Planning staff to the Owner's planning consultant by email on February 10, 2026, and as may be further clarified or revised by the Director of Community Planning in consultation with the Director of Engineering Services, Director of Transportation Services, Director of Roads Parks and Forestry, Fire Department, Region of Halton, or utility providers.
    iii. The Owner further agrees to revise the draft plan of subdivision to reflect the design for Lane A and abutting blocks and streets approved by the Director of Community Planning
f. Submit to the City a Hydro Corridor Land Use Application or equivalent documentation demonstrating that the Owner has consulted with Hydro One and initiated the process(es) required by Hydro One to confirm the feasibility of the proposed road crossings of the Hydro One corridor (Streets B and I) and any other proposed development or site alteration within the hydro corridor.
g. Submit to the City documentation demonstrating that the Owner has consulted with Enbridge and initiated the process(es) required by Enbridge to confirm the feasibility of the proposed road crossings of the Enbridge pipeline corridor (Streets B and I), the proposed development adjacent to the Enbridge pipeline corridor (Street P and Blocks 213 and 229-232) and any other proposed development or site alteration within the Enbridge pipeline corridor.
h. Revise the draft plan of subdivision as needed to address, implement, and be consistent with the approved technical studies and reports referenced in these conditions of Draft Plan approval, to the satisfaction of the Director of Community Planning. The Owner agrees that revisions to the draft plan of subdivision may be required to include, but not be limited to, the following:
    i. Revisions to align blocks and lots with approved zoning boundaries and achieve conformity with the Zoning By-law;

ii. Revisions to Lots 1 through 18, Employment Block 214, Stormwater Management Pond Blocks 216 and 217, Open Space Block 219, Natural Heritage System Blocks 223 and 224, Enhancement Blocks 225-228, for the purpose of directing development away from hazards and providing appropriate buffers to the Natural Heritage System, in accordance with the approved Subwatershed Study and Environmental Impact Assessment;
iii. Revisions to Lane A, Open Space block 220, and Development Blocks 233 and 234 to reflect an approved laneway design and lotting pattern for lands to be accessed by the laneway. These revisions may be required to include the provision of a “bump-out” of the Lane A right-of-way or the creation of an additional Open Space block for snow storage or stormwater management purposes.
iv. Revisions to the right-of-way width of Street P to 18 metres minimum if it is determined by the Director of Transportation that sidewalks are required on both sides of the window street;
v. Revisions to the right-of-way width of Streets I and B in proximity to Upper Middle Road, and of Street B in proximity to Mainway, if it is determined by the Region of Halton and/or the Director of Transportation that additional right-of-way width will be required in these locations;
vi. Revisions to Stormwater Management Pond Blocks 216 and 217 as needed to ensure adequate sizing and design of stormwater management facilities/infrastructure, in accordance with an approved Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Study, Environmental Impact Assessment, and Stormwater Management Report;
vii. Revisions to provide a minimum 5 m wide easement or block conveyance as required by the City for storm sewer crossing(s) between Street H and Enhancement Block 228
viii. Revisions to create additional blocks to be dedicated gratuitously to the City for the purpose of providing entry features at gateways to the Bronte Creek Meadows Community, in accordance with an approved Tertiary Plan and where determined to be feasible and appropriate by the City in consultation with Hydro One, Enbridge, and the Region of Halton.
ix. Revisions to provide 0.3 metre reserve blocks where required by the City or Region of Halton, which:
    1. shall include but not be limited to:
        a. the side street frontage of Lot 153 abutting Street A;
        b. the frontages of Blocks 199-212 abutting Streets A, C, G, H, I, and J;
        c. the frontages of Block 233 abutting Streets N and O;
        d. the frontages of Block 234 abutting Streets A, B, and O; and
    2. may also include but not be limited to:

a. the eastern edge of Street B abutting lands not part of this application,
b. the frontages of Employment Block 214 abutting Mainway and/or abutting Street B in proximity to Mainway,
c. the frontage of Medium-Density Mixed-Use Block 213 abutting Street B and/or Street O;
d. portions of Street I north of Street O.

x. Revisions to the Roads Schedule to correct the current wording "7.5m Public Lane" to reflect the approved width and area of the Lane A right-of-way;
xi. Revisions to remove the word "potential" from the labeling of "Potential Enhancement Blocks" 225-228 and "Potential Crossing Block" 235 on the draft plan of subdivision and in the Land Use – Area Table.
xii. Revisions to the naming of "Employment Block" 214 to be more reflective of the approved Official Plan designation and zoning permissions applying to this block.
xiii. Revisions to the rear lot lines of Lots 153 and 154 where determined by the City that such revision would be desirable or necessary to provide a more regular lot shape for these lots while also maintaining the size of, and maintaining or improving the function of, Enhancement Block 225 in accordance with an approved Environmental Impact Study. Such revision may require a minor adjustment to the boundaries of the applicable zones through the appropriate Zoning Bylaw Amendment process in order to maintain conformity with the Zoning Bylaw.

**9. The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to entering into a subdivision agreement:**

a. Submit to the City a revised Housing Impact Statement that addresses comments provided by the Community Planning Department.
b. Submit to the City a revised Land Use Compatibility study that addresses the comments provided by Pinchin dated March 27, 2026.
c. Agree to include the following clauses in the subdivision agreement:
    i. The Owner's certified consultant(s) to complete all required implementation and monitoring work in accordance with the Adaptive Management and Monitoring Plan at the sole cost of the Owner, to the satisfaction of the City.
d. Agree to provide the necessary security deposits for all the works as required by the City of Burlington and agencies, in accordance with the approved plans/drawings.
e. Agree to provide a stormwater management easement in favour of the City of Burlington across other lands owned by the applicant for the purpose of conveying stormwater and drainage flows from the outlet of Stormwater Management Pond Block 217 to the Mainway right-of-way, if deemed by the City to be required.

f. Agree to provide and install at the Owner's expense such signage as the City deems necessary in the Lane A right-of-way;
g. Agree to register such warning clauses as the Director of Community Planning may deem necessary on title of blocks or lots abutting Lane A;
h. Agree to convey such maintenance access easements in favour of the City on portions of Blocks 233 and 234 as the City may require for the purpose of ensuring maintenance access for infrastructure within the Lane A right-of-way.
i. Agree to provide any public-access easements on private property that the City may require for the purpose of improving neighbourhood connectivity and multi-modal mobility and supporting and promoting active transportation on a neighbourhood scale.
j. The Owner shall acknowledge and agree that in addition to submitting a revised Scoped Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Strategy, and Area Servicing Plan to the satisfaction of the Director of Community Planning, Conservation Halton, and Region of Halton to the extent required for the purposes of obtaining final approvals for Phase 1 of the Bronte Creek Meadows Community, the Owner shall also be responsible for further updating the Scoped Subwatershed Study, Master Environmental Servicing Plan, Land Use and Built Form Strategy, and Area Servicing Plan, and obtaining comprehensive final approvals for these studies from the Director of Community Planning, Conservation Halton, and the Region of Halton, prior to approval of any future applications for Draft Plan of Subdivision and/or Zoning By-law Amendment for any subsequent phase of the Bronte Creek Meadows Community.
k. The Owner agrees that it shall be the responsibility of the Owner to plan and secure the provision of a crossing over Sheldon Creek to facilitate the multi-modal extension of Corporate Drive to Burloak Drive. The Owner's obligations to plan and secure the provision of the crossing, may include but not be limited to the following prior to the approval of subsequent phases of development east of Sutton Drive: execution of an agreement and/or posting of securities, construction timing considerations, and financial obligations, all to the satisfaction of the Director of Community Planning.
l. Agree to include in all offers of purchase and sale for all residential lots and blocks abutting Open Space Blocks 218-220, and approved public trail locations, the following clause:

    i. "Purchasers are advised that these open space/walkway areas will be used for general active and passive public recreation and leisure uses, including walkways/bikeways."

m. Agree to display a copy of the approved draft plan and draft plan conditions in the sales office for the information of purchasers;

n. Agree to provide copies of the draft plan conditions for the review of purchasers, if requested;

o. Agree to make available to all purchasers a copy of an Information Sheet for New Home Buyers to be developed and provided to the Owner by the City, or to be developed by the Owner and approved by the City, as determined by the Director of Community Planning;

p. Agree to provide all new home purchasers in the subdivision with an information brochure, approved by the Director of Community Planning, that contains information on the ecological value and function of the natural areas within the community to be preserved, and appropriate stewardship behaviour such as domestic pet control, no debris/garbage dumping, no vegetation control and no pedestrian access except at specified trail locations.

q. Agree to make any excess parcel which is unsuitable for development, available for assembly with the adjacent developments or with adjacent open space lands.

**10. The Owner / Applicant shall complete the following for Phase I of the subdivision to the satisfaction of the Director of Engineering Services of the City of Burlington:**

a. Agree to complete all design works, including but not limited to site grading, servicing, roads, sidewalks, boulevards, street lighting, driveway locations, (including the restoration of all disturbed municipal property and infrastructure).
b. Agree to provide the necessary security deposit for all the works, all in accordance with all agency's requirements and the approved engineering drawings.
c. Prior to registration of any portion of the subdivision, the owner shall submit a comprehensive phasing plan indicating the sequence of development, the land area in hectares, the number of lots and blocks for each phase, the proposed use of all blocks including the proposed number of units, and how comprehensive development is to proceed, including construction of public services and creek block work.
d. Prior to the registration of each phase, dedicate to the City free of charge the following:
    i. any easements over the subject property required for access, drainage, services and/or utilities;
    ii. any easements over adjacent properties as required to accommodate access, services, Creek Blocks, and/or overland flow swales.
e. Prepare and deposit all reference plans required for the foregoing dedications and a reference plan showing the boundaries of the property to UTM, NAD 83 Datum and provide the City a digital copy of the plan in .dwg format with all points and line work on separate layers.
f. Submit a copy of the updated parcel register when survey plans are submitted for the preparation of the Subdivision Agreements.
g. Agree that prior to any land being conveyed to the City of Burlington, including but not limited to roads, road widening, stormwater management facilities, open space, parks, creek blocks and buffers that the owner undertake an environmental audit and will not be accepted with a

Certificate of Property Use. Agree to undertake any work to clean the site of soil contamination to make the land suitable for the use proposed.

h. Acknowledge that the suitability of the land for the proposed use is the responsibility of the landowner, and that prior to registration of each phase, the Owner shall undertake an environmental assessment performed by a Qualified Person to ensure that the land is suitable for the proposed use. If in the opinion of the Qualified Person, the environmental site assessment indicates the land may not be suitable for the proposed use, the Qualified Person must so advise the Ministry of the Environment Conservation and Parks and the City of Burlington. The Owner undertakes to do further investigative studies and to do all works required to make the lands suitable for the proposed use. The Owner shall also agree to make available for inspection to all prospective purchaser's copies of the completed Environmental Site Assessment and Record of Site Condition, if applicable.
i. Agree that if during ongoing road construction, as well as subdivision and/or related site plan works, the land is determined not to be suitable for the proposed use, to undertake further investigative studies and perform all necessary works required to make the land suitable for the proposed use, all at expense of the owner, if applicable.
j. Agree to submit an amended Geotechnical Study and to implement the recommendations of the approved Geotechnical Study for road construction as well as subdivision and/or related site plan servicing works.
k. Agree to submit an amended Functional Servicing Report/Stormwater Management Report including but not limited to Grading, Servicing and Stormwater Management and to implement the necessary stormwater management recommendations of the approved Scoped Subwatershed Study /Master Environmental Servicing Plan. The Owner shall also agree to make any revisions to the draft plan necessary to implement the approved recommendations.
l. Agree that foundation drainage shall discharge directly into the storm sewer either by gravity or sump pump installation. Connections by gravity will not be permitted unless hydraulic grade line analysis confirms that surcharging of the storm sewer during a 100-year design storm will not result in any underground parking or foundation damage.
m. Agree to submit an Erosion and Siltation Control Plan, for approval, and implementation during all phases of construction, including servicing and building construction.
n. Submit and obtain City approval for a Construction & Mobility Management Plan (CMMP) which includes but is not limited to:
    i. Installation of temporary street lighting, street name, stop signs and other traffic control measures on streets throughout the development after placement of base asphalt and prior to building permits being issued and maintain the signs until such time as the permanent installations have been completed by the City.

o. Agree to submit an amended Environmental Noise and Vibration Study, for approval, and to implement the recommendations of the approved Environmental Noise and Vibration Study.
p. Agree to make provisions in all Offers, Leases, Tenancy, Sales, and Reservations Agreements inserting the necessary environmental noise and vibrations warning of the approved Environmental Noise and Vibration Study.
q. Agree to provide certification by an Acoustical Engineer that the builder's plans are in conformance with the approved recommendations of the Environmental Noise and Vibration Study prior to the issuance of building permits. The Owner shall also agree that all affected blocks will be deemed unbuildable until such certification is received and accepted by the City.
r. Agree to verify the actual indoor and outdoor environmental sound levels on-site and provide certification by an Acoustical Engineer that the approved recommendations of the Environmental Noise and Vibration Study have been implemented and satisfy the criteria of the City and the MECP prior to the release of the related securities.
s. Agree to pay for any alterations to existing utilities, pavement and services that may be necessary to accommodate the proposed subdivision.
t. Agree to install all servicing and utilities (including hydro) underground throughout the development.
u. Submit an overall Utility Coordination Plan for approval and implementation, addressing the location (shared or otherwise), timing and phasing of all required utilities (on-grade, below-grade, or above-grade), including street lighting, gas, electrical, telecommunications, water, wastewater, and stormwater services. Such Utility Coordination Plan shall be to the satisfaction of all utility providers and shall be approved by the City prior to construction of any of the required utilities.
v. Agree to obtain a Municipal Consent Permit for any works on public lands, including but not limited to daylighting, temporary staging, grading, servicing, construction, or disturbance of vegetation. Fees for a Municipal Consent Permit shall be in accordance with the City's Rates and Fees By-law, as amended.
w. Agree to construct the necessary fencing between all boundaries abutting either open space/creek blocks, parks, walkway blocks, or Employment blocks abutting either open space/creek blocks or transit corridor block if applicable.
x. Agree to comply with the City Policy in effect at the time of the subdivision registrations with respect to the following conditions:
    i. Agree to provide a cash deposit to be used by the City for contracted or in-house expenses for dealing with non-compliance with City requirements for control of grading issues, weeds, mud, dust and debris on roads and further agree that inspection staff time for invoicing on work undertaken will be charged at double the normal rate.
    ii. Agree to hire a contractor on retainer to deal with after hour problems related to unsafe situations in active subdivisions and

provide the City with the contractor's 24 hour/7 days a week emergency contact phone number.

iii. Agree to install "Illegal Dumping Prohibited" signs at all lots/blocks intended for future development.

iv. Agree to regrade with topsoil and seed within 7 days, and cut weeds and remove debris within 48 hours, of a request by the City on any undeveloped blocks as may be requested.

y. Agree to provide written certification by the Civil Engineer prior to final assumption of the subdivision works including underground services (i.e. storm sewers, CCTV Inspection, etc.) and aboveground services (i.e. roads, sidewalks, boulevards, etc.), has been constructed in conformance to the City standards and the approved engineering drawings.

z. Agree to design, construct, and implement all stormwater management facilities, outfalls, creek and associated works in accordance with the approved Scoped Subwatershed Study, Functional Servicing and Stormwater Management Report, and applicable municipal, provincial and conservation authority standards. The Owner shall ensure that adequate maintenance access is provided to all stormwater management facilities and associated infrastructure.

**11. The owner shall complete the following to the satisfaction of the Directors of Engineering Services and the Manager of Parks Design and Construction of the City of Burlington:**

a. The Owner shall submit detailed Landscape Construction Drawings to the satisfaction of the City, prepared and stamped by a full member of the Ontario Association of Landscape Architects (OALA) in good standing. The Landscape Construction Drawings shall be completed in accordance with the City of Burlington Official Plan, any associated secondary plans, tertiary plans, City of Burlington Development Standards, Tertiary Plans, general or site-specific Guidelines and industry best practices.

b. Landscape drawings shall include, but are not limited to:

i. landscaping and signage in and around the stormwater retention pond blocks;

ii. entry features;

iii. Conceptual street tree plantings;

iv. trails (including any associated assets e.g. signs, fencing);

v. measures to protect existing vegetation to be retained, permanent and during construction;

vi. naturalization of buffers to key features, including forest edge remediation if and where needed;

vii. naturalization and/or habitat creation in enhancements to key features;

viii. fencing for the delineation between City, public and private owned lands.

c. Agree to submit detailed cost estimate(s) that relate to the landscape drawings for review and approval by the City.

d. Agree to provide securities for the landscape works as specified in Condition 1c above. The Owner agrees that the City may draw on the securities to undertake those landscape works which the Owner fails to provide within a reasonable time, provided that the Owner is given a reasonable opportunity by the City to remedy the failure.

e. Agree to coordinate with City staff on the development of a Park Concept Plan(s) to determine the locations of servicing for the park base conditions. Following the submission of an AutoCAD of the Park Concept Plan from the Owner to the City, the City will provide to the Owner a detailed park plan which will be used to implement required park base conditions, including related grading and servicing plans and utility coordination plans, at the Owners expense.

f. Agree to be responsible for the design, construction and installation of the required park base conditions at the sole cost of the Owner. The park base conditions shall include:

    i. Coordination, consistency, and implementation of the recommendations of the approved Arborist Report(s), Tree Preservation Plans, Forest Management Plans, Forest Edge Management Plans and any other associated documents.

    ii. Coordination with all other associated engineering drawings to ensure all proposed private infrastructure (e.g. utilities, utility cabinets, servicing, fire access or turn-around lanes) remain outside Park Block 215

    iii. Grading within Park Block 215 to result in a minimum 2% slope to ensure adequate drainage. The Owner agrees that any grading or drainage requirements for the subdivision infringing on Park Block 215 requires the written approval of the Director of Engineering Services, prior to commencement of the works.

    iv. Coordination and provision of all proposed park catch basins with a minimum 3 levels of 2” (50mm) concrete rings. Proposed catch basins and storm sewers must be located on future City-owned lands.

    v. Supply and installation of all servicing of Park Block 215 in accordance with City and Region standards including:

        1. Appropriately sized hydro/electrical connection(s) to the property line;

        2. Appropriately sized water connection(s) (min 50mm) to the property line, with curb stop and valve box;

        3. Appropriately sized storm sewer connection(s) with one or more catch basin(s)

4. Appropriately sized above grade service cabinet complete with Regional water meter and backflow preventor; and
5. Appropriately size culvert(s)

g. Supply and installation of all engineered fill and all backfill material used to grade Park Block 215. All engineered fill and backfill material shall be compacted to the City's standards and shall be selected material from excavation or other sources for the use intended, unfrozen and free of rocks larger than 75 mm, cinders, ashes, sod, refuse or other deleterious materials.

h. Supply and installation of approved finished elevations of Park Block 215. Approved elevations are to include a minimum 20 cm topsoil depth and match the proposed finished grade at all property lines for all abutting land uses.

i. Where parkland, NHS blocks, stormwater management facilities and pedestrian walkway blocks abut non-municipal lands, supply and installation of permanent chain link fencing, noise walls, privacy fencing or alternative approved fencing consistent with City standards.

j. Supply and installation of temporary post, page wire fencing and erosion sediment control (ESC) measures, with gate access points along the perimeter of Park Block 215 where it abuts road allowances or other potential access points, to prohibit access to such lands until such time as parkland improvements proceed. Page wire fencing, ESC measures and all components are to be kept in good order until assumption. If the construction of the park (by the City) is planned beyond the date of official assumption, the City will accept maintenance responsibilities of the fence and/or erosion control measures.

k. Following completion of the grading and servicing works and prior to application of the topsoil, the Owner agrees to provide the City with post-grading geotechnical soil tests, and a topographic survey that meets City requirements, confirming that the grading and servicing of Park Block 215 are consistent with the approved plans. The Owner shall consult with the City regarding the parameters and quantity of geotechnical soil tests, prior to commencement.

l. Agree to provide topsoil on Park Block 215 to City standards and only in locations of future softscape. Prior to application of the topsoil, agree to provide the City with the results of a topsoil fertility analysis and topsoil depth verification confirming that the topsoil to be applied to the park meets City standards. The Owner agrees to consult with the City regarding the quantity of samples required for topsoil analysis and depths. If amendments are required of the topsoil, a pre-and-post testing analysis report shall be provided. Following application of the topsoil to Park Block 215, the Owner agrees to provide the City with a finished grade topographical survey consistent with City requirements.

m. Agree to sod and/or seed Park Block 215 as directed by the City. The Owner shall consult with the City prior to site alteration on the requirements of seeding vs sodding.

n. Agree to install a sign on Park Block 215 notifying residents of the future park planned for the site and include language that no dumping is permitted on the future park lands.

o. Agree to complete all landscaping works in accordance with the approved landscape drawings, at the sole cost of the Owner, to the satisfaction of the City.

p. Agree, prior to registration, to convey to the City Block 215 pursuant to the provisions of the Planning Act with the balance of any under dedication to be provided as cash in lieu of parkland dedication. Any parkland dedication over and above the minimum requirements shall be dedicated gratuitously to the City.

q. Agree to submit, prior to the registration of the plan, a Phase 1 Environmental Site Assessment (ESA) that includes all future City lands along with Block 215. The Owner shall certify that the Phase 1 ESA is prepared in accordance with Ontario Regulation 153/04.

r. The Owner shall implement the recommendations of the Phase 1 Environmental Site Assessments including the undertaking of a Phase II ESA and/or preparation of a remediation plan, and if recommended, the implementation of the remediation prior to registration of the phase of development within which the remediation is to occur. The Owner shall be responsible to pay for all costs associated with the preparation of the plan and implementation. Any required ESA/Remedial Plan should not contain a limitation upon the right of the City to rely upon it and/or the information contained therein.

s. Agree to remove, prior to conveyance to the City of future City owned lands within the subdivision, any debris and refuse, and restore the lands to the satisfaction of the City.

t. Agree to remove, prior to conveyance, any debris and refuse from the Natural Heritage lands within the subdivision

u. Agree to maintain Park Block 215 including grass cutting and debris removal until park construction commences or until time of Assumption by the City, whichever occurs first.

v. Agree that no stockpiling of material or construction staging shall occur on Park Block 215 without the written approval of the Director of Engineering Services. Such approval will stipulate timing of removal of all material from Park Block 215 for the construction of the park. Such approval shall also require posting of applicable securities based upon an approved cost estimate provided to by the Owner to the satisfaction of the City.

w. Agree to provide written certification from the Landscape Architect prior to final assumption of the subdivision that the landscape plantings have been

installed in accordance with the landscape drawings pursuant to Condition 1b. Certification shall be accompanied with as-constructed drawings and all applicable certifications, to the satisfaction of the City.

x. Agree to submit prior to parkland dedication and conveyance of land to the City:

    i. A stamped and signed certification letter from the consulting Engineer verifying that the park base conditions have been implemented as per the approved park base condition requirements in conjunction with the Park Concept Plan.

    The certification letter is to note as-built top of grate and pipe invert elevations for all catch basins and manholes. In addition, an Auto-CAD drawing is to be submitted showing the as-constructed survey of all finished (compacted) sub-grades, finished (topsoil) grades and servicing information overlayed on top of the proposed grading information. The drawing is to include 0.5m contour intervals and spot elevations at key points on site (eg. catch basin rim elevations, high point swales and ridges).

    ii. Confirmation from a qualified person that the lands are being dedicated clean and free of contaminants prior to dedication through the submission of an Environmental Site Assessment and Qualified Persons letter, or equivalent.

y. Prior to parkland dedication and conveyance of land to the City, the Owner shall ensure all approved submission documents reflect no community mailboxes located within the Park Block 215 or within adjacent boulevards.

z. Agree to include the following warning clauses in all Offers, Agreements of Purchase and Sale, Lease and Reservation Agreements and those Registered on Title:

    i. “Purchasers and/or tenants are advised that trail development may occur in the Natural Heritage System Blocks, Natural Heritage Enhancement Blocks, vegetative protection zone buffer areas and/or other areas as deemed appropriate by the City.”

    ii. “Purchasers and/or tenants are advised that chain link (or approved equal) fencing along the lines of Lots and/or Blocks abutting publicly owned lands is a requirement of the Subdivision Agreement. All required fencing, with the exception of noise fence and privacy fence, shall be constructed with all fencing materials, including foundations, entirely on public property as shown on the approved construction drawings. The fencing installed shall not be altered in any way, including the addition of gates. Any costs to repair modifications will be the responsibility of the Owner.”

**12. The owner shall complete the following to the satisfaction of the Director of Roads, Parks & Forestry of the City of Burlington:**

a. Prepare an Arborist Report and Tree Inventory and Preservation Plan, by a Certified Arborist to the satisfaction of the City that addresses requirements for trees outside of natural areas. The report and plans shall document and inventory all existing trees (minimum 10cm dbh) within and adjacent to the subject lands (6.0m beyond property line) and provide an assessment of significant trees to be preserved or removed. The report shall be prepared in accordance with the City's guidelines and indicate if a subsequent hazard tree monitoring report is required.

b. Agree to submit detailed cost estimate(s) that relate to the arborist report and tree preservation drawings for review and approval by the City (i.e.: a valuation of trees proposed for removal and those proposed for preservation).

c. Agree to provide securities for the tree preservation/removal works as specified in Condition 2b above. The Owner agrees that the City may draw on the securities to undertake those park works which the Owner fails to provide within a reasonable time, provided that the Owner is given a reasonable opportunity by the City to remedy the failure.

d. Agree to prepare a Forest Edge Management Plan and Report in conjunction with the Sheldon Creek Woodlot Buffer landscaping plans, by a Certified Arborist or Registered Professional Forester, with qualifications as a tree risk assessor as certified by the ISA, to the satisfaction of the City. The plan should include but not be limited to details such as evaluation of potential impacts related to the installation of the trail in this buffer and proposed mitigative measures to address these impacts including monitoring measures/ requirements.

e. Agree to prepare a Forest Management Plan and Report in conjunction with the Sheldon Creek Woodlot Buffer landscaping plans, by a Certified Arborist or Registered Professional Forester, with qualifications as a tree risk assessor as certified by the ISA, to the satisfaction of the City.

f. Prior to tree removals, the Owner agrees to complete the following:

    i. enter into any applicable agreement(s) with the City,

    ii. post all necessary securities and pay all necessary fees as required by the City, and

    iii. obtain the necessary clearances for all other applicable draft plan conditions associated with the agreement(s).

g. Agree to include the following clauses in the subdivision agreement:

    i. From the commencement of site grading until assumption of future rights-of-way, stormwater facilities and trails by the City, the Owner shall be responsible for ongoing maintenance (excluding snow removal), repairs and replacement of same, to the satisfaction of the City.

ii. The Owner's Certified Arborist shall carry out, or cause to carry out, in a timely manner, the recommendations set out in the Arborist Report(s), Tree Preservation Plans and any other associated documents to the satisfaction of the City. The consultant is required to certify in writing, that the removals have been completed as per the approved Arborist Report(s), Tree Preservation Plans and any other associated documents. An additional certification from the same Certified Arborist shall be required prior to assumption, confirming that any long-term requirements and recommendations in the rfeport(s), plan(s) and document(s) have been carried out, to the satisfaction of the City.

    In the event that trees, vegetation, or environmentally significant features are removed or altered without the written consent of the City, the Owner shall restore the lands and/or provide compensation to the satisfaction of the City.

iii. The Owner's certified consultant(s) to complete all required implementation works in accordance with the Forest Edge management Plan and Report, and Forest Management Plan at the sole cost of the Owner, to the satisfaction of the City.

iv. The Owner's certified consultant(s) to complete all required implementation and monitoring works in accordance with the Forest Management Plan at the sole cost of the Owner, to the satisfaction of the City.

v. It is the sole responsibility of the Owner for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the City until assumption.

vi. Tree protection fencing and associated measures shall be inspected regularly in conjunction with ESC inspections (e.g., weekly during active construction and monthly outside the active construction window) by the Owner or Owner's designate, with all noted deficiencies rectified within 72 hours (exclusive of weekends) of them being documented and Owner being notified in writing, to the satisfaction of the City. All tree protection fencing and tree protection measures are to remain in place on site until written permission for removal is granted by the City.

vii. Agree to provide topsoil on all boulevards to a minimum depth of 1.0m to City Standards only in locations where future street tree planting is proposed. prior to application of the topsoil, agree to provide City with topsoil fertility analysis and topsoil depth verification confirming the topsoil to be applied to the boulevards meets City standards. The Owner agrees to consult with the City regarding the quantity of samples required for topsoil analysis and depths. If amendments are required of the topsoil, a pre-and-post testing analysis report shall be provided.

viii. Agree to include the following warning clauses in all Offers, Agreements of Purchase and Sale, Lease and Reservation Agreements and those Registered on Title:

1. “Purchasers and/or tenants are advised that publicly owned open spaces, woodlots, natural features and stormwater management facilities will be left in a naturally vegetated condition. These areas will not be manicured and shall receive minimal maintenance. Uses such as private picnics, barbequing, garden areas, storage of materials, dumping of refuse, snow storage or erection of structure shall not be permitted on these lands.”
2. “Purchasers and/or tenants are advised that unauthorized encroachment onto natural heritage and vegetative protection blocks shall not be permitted. Furthermore, vehicle and machinery access through the natural heritage and vegetative protection blocks shall not be permitted.”
3. “Purchasers and/or tenants are advised that street tree planting is a requirement of the subdivision agreement and will be completed by the City after formal assumption is granted. The City of Burlington will not accept requests for changes to tree species, sizes or the elimination of any planting. The locations of utilities, driveways, and associated setbacks may cause landscape modification or deletions within the road-of-way and upon City owned lands. Purchasers and/or tenants are advised to confirm with the City of Burlington for proposed final locations of plant material and landscape features.
4. “Purchasers and/or tenants are advised that existing trees retained on private residential lots are the sole responsibility of the lot owner and/or tenant to maintain. These trees shall be subject to the City of Burlington’s Private Tree By-law for alteration and/or removal.”

**13. The Applicant/Owner shall complete the following to the satisfaction of the Director of Transportation Services of the City of Burlington:**

a. Submit written agreement to include the following in a registered portion of the Subdivision Agreement and agree to ensure that warning clauses to this effect are included in all offers to purchase and sale and reservation agreements, and within the Condominium Declaration, for all residential units:

i. “Purchasers/tenants are advised that a concrete sidewalk shall be constructed adjacent to/close to the property line and that this may limit the parking space in front of the unit to one vehicle in the driveway between the garage and sidewalk. Parked vehicles will not be permitted to overhang the public sidewalk.”

ii. “Purchasers/tenants are advised that the City of Burlington Zoning By-law standards require a minimum number of on-site parking spaces to be provided per dwelling unit, one of which may be provided in the garage. Furthermore, the City of Burlington Parking By-law limits on-street parking to five hours. Purchasers/tenants are advised that City of Burlington Parking and Idling By-law standards do not permit parking on any public street between 1 am and 6 am or beyond 5 hours.”

iii. “Purchasers/tenants are advised that residential on-street parking permits will not be available/approved for this development.”

b. Submit and obtain City approval for updated Draft Plan of Subdivision, as required to reflect detailed design.

c. Submit and obtain City approval for Updates/Addendums to the Tertiary Plan as directed by Transportation Services.

d. Submit and obtain City approval for Updates/Addendums to the Transportation Impact Study, such as but not limited to traffic control measures, PXO’s, traffic calming, etc. and implement recommendations of said Updates/Addendums and/or as directed by Transportation Services.

e. Submit written confirmation that the Region has reviewed and does not require any further updates/revisions to the Transportation Impact Study dated February 2026, as revised.

f. Submit written confirmation that the MTO has reviewed and does not require any further updates/revisions to the Transportation Impact Study dated February 2026, as revised.

g. Submit and obtain City approval for a plan showing proposed traffic control at all intersections and phases of the development within the Plan of Subdivision.

h. Submit and obtain City approval for plan(s) showing the approved road typologies with regards to Multi-Modal Level of Service (MMLOS) and targets and rights-of-way width for Phase 1 of the Subdivision.

i. Submit and obtain City approval for a Transportation Demand Management (TDM) and Implementation Strategy for Phase 1 of the Subdivision including but not limited to review and recommendations for cycle tracks, sidewalks both sides, proposed future transit stops, sidewalk connections to generators, etc.

j. Submit and obtain City approval for vehicle turning plans for typical and atypical public rights-of-ways and roads, and private roads within the subdivision and as directed by Transportation Services with detail design

k. Submit and obtain City approval for detail cross-sections for typical public rights-of-ways and any non-typical rights-of-way within the subdivision.

l. Design, secure for, and install transportation infrastructure improvements, including an updated works cost estimate, based on the findings of the Transportation Impact Study and any requirements of Transportation Services, so long as these requirements have not been addressed elsewhere.

m. Driveway Locations Plan
    i. The Applicant/Owner shall submit and obtain City approval for a Driveway Locations Plan prior to preparing plans/designs for public street rights-of-way abutting proposed detached dwellings, semi-detached dwellings, townhouses, and street townhouses.
    ii. The Applicant/Owner shall prepare and submit to the City a Driveway Locations Plan that will pair driveways to optimize on-street parking and optimize boulevard space within the right-of-way for street trees and infrastructure, to the satisfaction of the Director of Transportation Services.
    iii. The approved Driveway Locations Plan shall be incorporated into the plans/designs for public street rights-of-way, with modifications as required through detailed design.

n. Submit and obtain City approval for a pavement markings, parking, and street sign plan, for each public street, including but not limited to all proposed pedestrian crossings, existing and proposed above ground utilities such as fire hydrants, poles, transit stops, and Canada Post Community Mailbox locations.

o. Submit and obtain City approval for a pavement markings, parking, and street sign plan, for each, private/common element street, including but not limited to all existing and proposed above ground utilities such as fire hydrants, poles, transit stops, and Canada Post Community Mailbox locations.

p. Install temporary street name, stop signs and other traffic control measures on streets throughout the development after placement of base asphalt and prior to building permits being issued and maintain the signs until such time as the permanent installations have been completed by the City.

q. Submit a Utility Coordination Plan, for approval and implementation, addressing the location (shared or otherwise), timing and phasing of all required utilities (above-grade, on-grade, or below-grade), including street lighting, gas, electrical, telecommunications, water, wastewater, and stormwater services. Such Utility Coordination Plan shall be to the satisfaction of all utility providers and shall be approved by the City prior to construction of any of the required utilities.

r. Submit and obtain City approval for Street Lighting Photometric Drawings, Temporary Photometric and Electrical Drawings and final Electrical Drawings, for the municipal public rights-of-way within and abutting this development.

Said Street Lighting Plans shall be coordinated with the Street Lighting Plans required by the Region of Halton for Regional Roads and intersections.

s. Agree that should the Applicant/Owner propose that the registration of Phase 1 of Bronte Creek Meadows be phased, the City requires that a phasing plan be submitted prior to the registration of the first phase of subdivision. The phasing plan will incorporate an Agreement (to the satisfaction of the Directors of Engineering Services and Transportation Services) that must indicate the timing and sequence of development (including tree removal) for each phase and include securities to guarantee the implementation of the plan.

t. Submit and obtain City approval for Private Property Parking and Fire Route Signage plans.

u. Deposit such Transportation Services securities as are agreed to in the Subdivision Agreement.

v. Submit and obtain City approval for a Construction & Mobility Management Plan (CMMP), which includes but is not limited to:

    i. Installation of temporary street lighting, street name, stop signs and other traffic control measures on streets throughout the development after placement of base asphalt and prior to building permits being issued and maintain the signs until such time as the permanent installations have been completed by the City.

w. Prior to a full security release,

    i. Dedicate to the City and/or the Region free of charge lands in accordance with this Agreement.

    ii. Inspection(s) of the completed Transportation Services works as set out in the agreed terms are necessary for a full security release.

    iii. Inspection(s) of the completed Private Property Parking and Fire Route Signage works are necessary for a full security release.

    iv. Submit written confirmation that warning clauses have been included in all Purchase and/or Lease Agreements and/or Condominium Declarations for any Transportation and Parking related items as specified in Condition within this document.

    v. Applicant/Owner shall provide updated plan(s) showing the approved road classifications and rights-of-way widths for Phase 1 of the Subdivision.

x. The Applicant/Owner shall submit and obtain City approval for detail cross-sections for all private roads and laneways.

y. The Applicant/Owner shall submit and obtain City approval for an On-Street Parking Plan that reflects City requirements of 0.5 spaces per residential unit including the following:

    i. For calculation of residential on-street parking, parking shall be shown abutting the lands for Rear Lane Towns, Townhouses and Detached Homes. Residential on-street parking shall not abut non-residential lands.

    ii. Parking is not permitted within minimum distances of traffic signal installations and pedestrian crossings as set-out within OTM Book 12, Traffic Signals, OTM Book 15, Pedestrian Crossing Treatments, and applicable City of Burlington By-Laws and practices.

    iii. Maintains requirements of By–law 39-2016 that regulate parking and idling in the City of Burlington. 039-2016-By-law.pdf

    iv. There are trails and paths that require safe road crossings which impact permitted parking locations.

    v. There are “no parking areas” at community mailboxes, “no stopping” clearances at fire hydrants.

    vi. Driveways and laneways require 1.0 m clearance for on-street parking per City of Burlington By–law 39-2016.

    vii. On-street parking is not permitted in a manner that obstructs traffic or bicycle lanes.

    viii. A minimum no parking set-back of 9 m from an intersection or bridge

    ix. Parking will not be permitted at the top of T intersections to ensure future pedestrian curb depressions are kept clear and unencumbered; a minimum 9 metre set-back from the top of the T must be maintained on both sides of the intersection.

    x. No on-street parking shall be permitted/shown on the inside of a curve.

    xi. No parking is permitted along the rights-of-way abutting the parks or woodlots unless the City’s Directors of Transportation Services and Engineering Services or their designates have granted approval.

z. Corporate Drive will be terminated at Street ‘C’ or a temporary cul-de-sac at the west terminus of Corporate Drive will be required.

aa. While the construction of the bridge across Sheldon Creek is deferred, the land dedication for the future right-of-way (Corporate Drive extension) must

still be secured to ensure future connectivity is protected. Space is reserved on Street ‘A’ to include a future Phase 2 east/west multi-modal transportation connection.

bb. Agree to include the following clauses in the subdivision agreement and offers to purchase and sale and reservation agreements for all residential units:

    i. “Purchasers/tenants are advised that due to limited on-street parking, the City of Burlington will not issue driveway curb cut widening permits.”

    i. “Purchasers/tenants are advised that the City of Burlington Parking By-Law limits on-street parking to five hours and no on-street parking is permitted between 1:00am and 6:00am.”

cc. Agree to include the following clauses in the subdivision agreement and offers to purchase and sale and reservation agreements for all applicable residential units:

    i. “Purchasers/tenants are advised that a concrete sidewalk may be constructed adjacent to the property line and that this will limit the parking space in front of the unit to one vehicle in the driveway between the garage and sidewalk.”

**14. The owner shall complete the following to the satisfaction of the Director of Engineering Services and the Director of Transportation Services:**

a. Agree to submit roadway sections for all proposed streets, ensuring that the designs meet the approval of the Directors of Engineering Services, Transportation Services, Community Planning, and Roads Parks and Forestry Departments.

b. Agree to ensure construction access, traffic management and parking are to the satisfaction of the Director of Engineering Services and Director of Transportation Services during all stages of construction and agree to pay for any required signage, barricades, or other measures, as needed.

**15. The owner shall complete the following to the satisfaction of the Manager of Parks Design and Construction and the Director of Transportation Services:**

a. Prior to parkland dedication and conveyance of land to the City, the Applicant/Owner shall:

    i. agree to amend the On-Street Parking Plan in conjunction with all associated submission materials to remove on-street parking along Park 215 frontages, or as otherwise agreed to by the Manager of Parks Design and Construction

16. This section intentionally left blank.

17. **The owner shall complete the following to the satisfaction of the Director of Transit, Director of Community Planning, and the Director of Transportation Services:**

    a. On the basis of transit route design and stop locations approved by the Director of Transit, the Applicant/Owner agrees to incorporate transit infrastructure into the design of public street rights-of-way, to the satisfaction of the Directors of Transit, Transportation Services, and Director of Engineering Services.

        i. The Applicant/Owner agrees, as follows:

            1. prior to servicing, to design transit stops within the street rights-of-way at locations approved by the Director of Transit, and,

            2. prior to the assumption of the public works within the subdivision, at the City's discretion either:

                a. construct the transit stops, or

                b. submit a cost estimate based on the design referred to above and provide such funds as are set out in the cost estimate to allow the City to construct such transit stops.

18. **The owner shall complete the following to the satisfaction of the Region of Halton and Director of Transportation Services:**

    a. The Applicant/Owner agrees to and will enter into Servicing and/or Subdivision Agreement (through the Development Project Manager), to the satisfaction of Halton Region for the completion of required Works for all development associated road improvements (Upper Middle Road intersection and corridor works (unless completed by Halton Region as part of the Capital Project), including but not limited to:

        i. Upper Middle Road interim intersection works at Street 'A' (aka Sutton Drive Extension) must include temporary traffic signals, left & right-turn lanes, and a temporary sidewalk/asphalt pathway and continuous illumination along the south side of Upper Middle Road from Quinte Street/Street 'I' to Burloak Drive.

    b. The Applicant/Owner agrees to locate, design, secure for, and install transportation infrastructure improvements at:

        i. the new intersection of Street 'B' (aka Sutton Drive Extension) at the south side of Upper Middle Road that aligns centreline to centreline with the existing intersection of Sutton Drive at the north side of Upper Middle Road, any requirements of the City of

Burlington Transportation Services Department, so long as these requirements have not been addressed elsewhere.

ii. the new intersection of Street 'I' at the south side of Upper Middle Road that aligns centreline to centreline with the existing intersection of Quinte Street at the north side of Upper Middle Road, any requirements of the City of Burlington Transportation Services Department, so long as these requirements have not been addressed elsewhere.

**19. The owner shall complete the following to the satisfaction of Canada Post and the Director of Transportation Services:**

a. The Applicant/Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

b. The Applicant/Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility, including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.

c. The Applicant/Owner will install concrete pads at each of the permanent Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.

**20. The owner shall complete the following to the satisfaction of Halton District School Board and the Director of Transportation Services:**

a. The Applicant/Owner agrees that a copy of the approved sidewalk plan, prepared to the satisfaction of the City of Burlington, be submitted to the Halton District School Board

**21. The owner shall complete the following to the satisfaction of Halton Catholic District School Board and the Director of Transportation Services:**

a. That a copy of the sidewalk plan, prepared to the satisfaction of the City of Burlington, shall be provided to the HCDSB.

22. This section is intentionally left blank.

**23. The owner shall complete the following to the satisfaction of Conservation Halton:**

a. That the Owner agrees to redline revise/update the draft plan, as necessary, to address the conditions (listed below) to the satisfaction of Conservation Halton and the City of Burlington.

**24. The owner shall complete the following to the satisfaction of Conservation Halton prior to pre-grading or pre-servicing:**

a. That the Owner submits an updated **Scoped Subwatershed Study** that addresses all comments from Conservation Halton and the City of Burlington pertaining to Phase 1 of the Bronte Creek Meadows Community and agrees to implement all recommendations contained within the updated Scoped Subwatershed Study pertaining to Phase 1, to the satisfaction of Conservation Halton and the City of Burlington.

b. That the Owner submits an updated **Master Environmental Servicing Plan, Area Servicing Plan, and Land Use & Built Form Strategy** to reflect the updated Scoped Subwatershed Study pertaining to Phase 1 of the Bronte Creek Meadows Community, as necessary, to the satisfaction of Conservation Halton, the Region of Halton and the City of Burlington.

c. That the Owner submits an updated **Phase 1 Tertiary Plan** to reflect the updated Scoped Subwatershed Study and development limits, as necessary, to the satisfaction of Conservation Halton and the City of Burlington.

d. That, prior to the first engineering submission, the Owner submits an updated **Environmental Impact Assessment** that addresses all comments from Conservation Halton and the City of Burlington and agrees to implement all final recommendations contained within the Environmental Impact Study, to the satisfaction of Conservation Halton and the City of Burlington.

e. That the Owner submits an updated **Wetland Water Balance** that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.

f. That the Owner submits an updated **Fluvial Geomorphological Assessment** that addresses all comments from Conservation Halton, to the satisfaction of Conservation Halton.

g. That the Owner submits an updated **Functional Servicing Report** in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.

h. That the Owner submits an updated **Stormwater Management Report** in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.

i. That the Owner submits an updated **Planning & Urban Design Rationale** or equivalent study in accordance with the updated Scoped Subwatershed Study that addresses all comments from Conservation Halton and the City of Burlington, to the satisfaction of Conservation Halton and the City of Burlington.

j. That the Owner submits **grading plans** for all lots and blocks that contain or back onto Conservation Halton's regulated area, to the satisfaction of Conservation Halton and the City of Burlington.

k. That the Owner prepares and implements a plan outlining **erosion and siltation controls measures** required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.

l. That the Owner erects a **temporary barrier to work fence** prior to and during construction or regrading along the rear of blocks adjacent to the Open Space blocks, to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington.

m. That the Owner submits the required **Adaptive Management and Monitoring Plan** in accordance with the approved Environmental Impact Assessment and the **Pre- During- and Post-Construction Monitoring Plans** in accordance with the updated Scoped Subwatershed Study, to the satisfaction of Conservation Halton and City of Burlington prior to any site alteration.

n. That the Owner obtains a Permit from Conservation Halton, pursuant to the ***Conservation Authorities Act*** **and Ontario Regulation 41/24**, for any development activities or site alteration within the regulated area associated with pre-grading or pre-servicing.

**25. The owner shall complete the following to the satisfaction of Conservation Halton prior to registration:**

a. That the Owner obtains a Permit from Conservation Halton, pursuant to the ***Conservation Authorities Act*** **and Ontario Regulation 41/24**, for any development activities or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, watercourse alterations or realignments, and watercourse crossings.

b. That the Owner designs, constructs, stabilizes and has in operation all **stormwater management facilities** and stormwater outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan.

c. That the Owner designs, constructs, stabilizes and has in operation any **alterations to watercourses and natural hazards** to the satisfaction of the Conservation Halton and the City of Burlington.

d. That the Owner agrees **to phase the development** of the subject lands to the satisfaction of Conservation Halton and the City of Burlington if necessary.

e. That the Owner prepares and implements a **landscape restoration and enhancement plan** for the restorative works within Conservation Halton

regulated areas, in keeping with Conservation Halton Guidelines for Landscaping and Rehabilitation Plans, to the satisfaction of Conservation Halton and the City of Burlington.

f. That the Owner **provides digital copies of the registered plan of subdivision** including all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt) to Conservation Halton, prior to registration of the plan. Digital data should be delivered in one of the following formats:

   i. ESRI geodatabasev10.x (or newer) feature classes

   ii. ESRI shape file format.

   iii. AutoCAD DWG or DXF Format, version 2019 or earlier

   If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.

g. That the Owner pays any **outstanding review fees** to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application.

h. That the Owner submits the **final clearance fee** to Conservation Halton, prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.

**26. The owner shall complete the following to the satisfaction of Conservation Halton prior to execution of the final plan:**

a. That the Owner agrees to obtain confirmation from **Conservation Halton** that conditions 23-27 inclusive have been satisfied prior to the execution of the final plan.

**27. The owner shall ensure the following are included within the Subdivision Agreement to the satisfaction of Conservation Halton**

a. This section is intentionally left blank.

b. This section is intentionally left blank.

c. That the Owner agrees to provide **as-built drawings** for crossings, stormwater outlets, and any watercourse and natural hazard alterations within Conservation Halton regulated areas. Surveys undertaken to

delineate any hazards shall be provided to Conservation Halton in digital format. Digital data should be delivered in one of the following formats:

i. ESRI geodatabasev10.x (or newer) feature classes

ii. ESRI shape file format.

iii. AutoCAD DWG or DXF Format, version 2019 or earlier

If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.

d. That the Owner agrees, that should it be determined through detailed design that **grade changes** are required in order to accommodate development of lots/blocks, any grade changes must be accommodated outside of the areas regulated by Conservation Halton that are contained within natural heritage system or watercourse blocks, and the lot lines must be adjusted accordingly, to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington.

e. That the Owner agrees **to phase the development** of the subject lands to the satisfaction of Conservation Halton and the City of Burlington, if necessary

f. That the Owner agree to implement the **Monitoring and Adaptative Management Plan** as per the approved Environmental Impact Assessment and the **Pre- During- and Post-Construction Monitoring** as per the updated Scoped Subwatershed Study to the satisfaction of the City of Burlington and Conservation Halton (regarding regulated areas).

g. That the Owner agrees to submit monthly (or after significant rainfall equal or greater than 10mm or snowmelt events) **sediment and erosion control reports** during construction to the satisfaction of Conservation Halton and the City of Burlington.

h. That the Owner agrees to post **acceptable securities** with the City of Burlington as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including the rehabilitation of any Natural Heritage System block or open space areas to the satisfaction of Conservation Halton (regarding regulated areas) and the City of Burlington which may be disturbed during the development of the subdivision.

i. That the Owner agrees that any **exposed soil within a watercourse block**, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized in accordance with approved erosion and sediment control plans.

j. That the Owner agrees that no fill from the site may be **dumped on or off-site** in an area regulated by a Conservation Authority without the prior written permission of the appropriate Conservation Authority.

k. That the Owner agrees to not **stockpile fill** within Conservation Halton's regulated area without prior written approval on Conservation Halton.

l. That purchasers and/or tenants of lots that contain areas regulated by Conservation Halton (Lots 4-18 and 168-169, and Block 214), are advised in the offers of purchase and sale that a portion of their lot/block may contain areas regulated by Conservation Halton under the Conservation Authorities Act (CA Act) and Ontario Regulation 41/24. Permits are required from Conservation Halton prior to undertaking development activities within the regulated area. For further information please contact Conservation Halton at chplanning@hrca.on.ca or 905.336.1158.

**28. The owner shall complete the following to the satisfaction of Halton Region:**

a. That prior to registration the Owner is required to provide digital copies of the proposed final m-plan to the satisfaction of the Region of Halton. The plan shall include horizontal co-ordinates of all boundary monuments. These co-ordinates must be to real 60 UTM co-ordinates, NAD 83 datum.

b. That prior to registration Owner shall submit to the City of Burlington digital copies of the final draft plan of subdivision along with applicable Land Registry Office Appendix D form for sign off. Upon acceptance, the City of Burlington will forward these materials to the Region of Halton for final sign off.

c. The Owner agrees that should Phase 1 of Bronte Creek Meadows be further phased, a phasing plan shall be submitted prior to registration of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports.

d. Prior to signing the final plan, the Director of Regional Development Review shall be advised by Halton Region that conditions 28.a. through uu. have been carried out to the satisfaction of Halton Region with a brief but complete statement detailing how each condition has been satisfied.

e. That the Owner has addressed all the requirements of the Allocation Program, including, but not limited to, the signing of any additional agreements, provision of any required payments and the issuance of a

Region of Halton Public Works Commissioner's Notice (PWCN), to the satisfaction of the Region of Halton.

f. The Owner agrees that until notice from Halton Region's Commissioner of Public Works is given to the Owner that development of these lands is able to proceed by the issuance of a building permit with residential water/wastewater capacity or that units under the Region's Allocation Program will be operational within 12 months, that the Owner shall not seek the issuance of building permits for any development in this phase and:

    i. shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and,

    ii. shall not seek final approval for registration of such lots or blocks or any part thereof.

g. The Owner will provide a revised Allocation Assignment Plan to reflect the correct Allocation Law Files and updated Allocation Allotment approach to the satisfaction of Halton Region.

h. The Owner shall prepare a detailed engineering submission to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional development agreement.

i. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that sufficient water capacity exists to accommodate this development.

j. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development.

k. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.

l. That all works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards.

m. That the Owner agrees to conduct a survey of the static water level and quality of all wells within 500 metres of the plan. The owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of the Region's Development Project Manager.

n. That the Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The owner further agrees to decommission any existing wells in accordance with MECP guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.

o. That the Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The owner further agrees to decommission any existing private septic systems in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.

p. That the development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.

q. That the Owner shall enter into a development agreement and satisfy all requirements, financial and otherwise, of The Regional Municipality of Halton, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.

r. That temporary easements be provided for watermain looping that are internal and/or external to the site that are not located in an existing road right-of-way and that these easements be dedicated to the Region of Halton for the purpose of watermain protection; these easements shall be dedicated with clear title (free & clear of encumbrances) and a certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services and Corporate Counsel.

s. That the Owner agrees to provide and install individual pressure reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region's Development Project Manager.

t. That the Owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential high and low water pressures within the subdivision.

u. That the Owner is required to submit a revised Functional Servicing Study, in accordance with the standards of the Region of Halton and subject to Halton Region's Development Project Manager, Regional Planning and

Public Works Department for review and approval, that includes the following:

i. water modelling that addresses secondary watermain connections, flows, pressures, fire flow testing of the existing water system, and dead-end watermains.

ii. an analysis that demonstrates that the existing water and sanitary sewer systems in the surrounding area can accommodate the proposed development including any required infrastructure upgrades or interim measure.

iii. external drainage from Upper Middle Road will be conveyed into the subdivision storm sewer systems, if feasible.

v. That the Owner is required to provide long term mitigation measures for the proposed dead end watermains along Sutton Drive such as a program for flushing of dead end watermains or providing alternative looping to the satisfaction of the Halton Region's Development Project Manager.

w. That the Owner acknowledges that portions of the subdivision, may experience water pressures below the Region's minimum static pressure of 275 kPa (40 psi) during peak hour conditions. The Owner agrees to work with the Region to identify and implement appropriate mitigation measures, which may include but are not limited to PRV connections to higher pressure mains, or the use of booster pumps within specific buildings or blocks. The preferred mitigation strategy shall be confirmed through further consultation with the Region and documented in the detailed design submission to the satisfaction of the Region's Development Project Manager.

x. That the Owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.

y. That the Owner shall agree that pre- and post-development stormwater flows from the site to the existing drainage systems on Upper Middle Road during and after construction, will not have an adverse impact to the existing storm drainage systems on these roadways, to the satisfaction of Halton Region's Development Project Manager.

z. This section is intentionally left blank.

aa. This section is intentionally left blank.

bb. This section is intentionally left blank.

cc. The owner/applicant shall dedicate a daylight triangle measuring 15 metres along Upper Middle Road (Regional Road 40) and 15 metres

along all approved future intersections, based on the ultimate Regional right-of-way requirements, to Halton Region prior to registration for the purpose of road right-of-way widening and future road improvements.

dd. This section is intentionally left blank.

ee. This section is intentionally left blank.

ff. This section is intentionally left blank.

gg. This section is intentionally left blank

hh. The owner/applicant shall provide a legal survey (detailing land dedication to verify that the adequate property requirements are met), to the satisfaction of Halton Region.

ii. The owner/applicant shall ensure that all lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or his/her designate.

jj. The owner/applicant acknowledges and agrees that any proposed private signage, landscaping, etc., for the site must be placed outside of the ultimate Regional right-of-way and daylight triangle (on private property). Per Halton Region's Regional Road Landscaping Guidelines & Specifications (2018), only grasses and/or low lying shrubs are to be planted within the Regional ROW daylight triangles. All plantings must have a mature height that does not exceed 1 metre. Species that deviate from this rule can impact the safety of roadway and sidewalk users at intersections by obstructing sightlines.

kk. The owner/applicant shall submit an updated Transportation Impact Study in support of the proposed development that addresses Halton Region's comments submitted as part of this application. The final study, its assumptions and recommendations must be to the satisfaction of Halton Region.

ll. The owner/applicant shall implement all road improvements identified in the approved Transportation Impact Study required to support the subdivision to the satisfaction of Halton Region. The owner/applicant is responsible for all costs associated with the improvements identified.

mm. The owner/applicant shall enter into a Development Agreement (through the Development Project Manager, Halton Region) prior to registration for the completion of the works required as identified in the latest approved Transportation Impact Study.

Detailed design drawings of the works must be completed to Halton Region's satisfaction and submitted to Halton Region's Development Project Manager for review and approval. A design based on the specifications outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) and approved by Road Operations & Maintenance and/or Engineering, Construction &

Transportation Management must be shown. The detailed design drawings should include road improvements and all associated design details, including but not limited to: grading & cross-sections, Traffic Signal drawings, the location of intersection street signs (advanced & at-intersection) and intersection pavement markings.

nn. The owner/applicant shall submit an updated Noise Feasibility Study in support of the proposed development that addresses Halton Region's comments provided on the previously submitted study. The final study, its assumptions and recommendations must be to the satisfaction of Halton Region. Every effort should be made where possible in planning the development layout so that future Outdoor Living Areas (OLAs) do not require physical mitigation measures from Regional Roads and/or Town roads (i.e. acoustic barrier).

oo. The owner/applicant agrees to implement the noise recommendations of the approved Noise Feasibility Study to support the subdivision to the satisfaction of Halton Region. The owner/applicant is responsible for all costs associated with the improvements identified.

An updated detailed Noise Feasibility Study should be conducted if any proposed grading information has significantly changed to refine the noise assessment and warning clauses.

pp. The owner/applicant shall provide a signed/stamped letter from the development Architect, in conjunction with the Building Permit Application, stating that the recommendations from the approved Noise Feasibility Study will be implemented and have been reflected in the submitted drawings. Halton Region shall receive confirmation of such correspondence.

qq. All updated/amended Warning Clauses must be reviewed and approved by Halton Region and the City of Burlington. All applicable warning clauses shall be listed in the City of Burlington' Site Plan Agreement and also be inserted in the Agreements of Purchase and Sale or Lease.

rr. The owner/applicant agrees to the following, to the satisfaction of Halton Region:

i. that for all lands, lots or blocks that will be fitted with noise control measures and/or features, the owner/applicant shall instruct its sales staff and agents (in the sales centre or otherwise) to notify all interested or potential purchasers, parties, buyers and/or future owners of the recommendations and warning clauses of the approved Noise Feasibility Study as early in the purchasing process as possible (pre-sale); and,

ii. that for all lands, lots or blocks that will be fitted with noise control measures and/or features, the recommendations and warning clauses of the approved Noise Feasibility Study shall be registered on title, included in all pre-sales materials and all agreements of purchase and sale.

ss. The owner/applicant shall provide noise easements for all required Regional noise barriers to the satisfaction of Halton Region prior to registration for the purpose of allowing Regional staff access for maintenance. Halton Region requires a +/-1 metre easement on the inside of the acoustic barriers within the residential lots and a +/-2 metre easement on the outside of the acoustic barriers within any private or City/Town-owned blocks.

tt. The owner/applicant shall ensure that the design of any required Active Transportation connections to Upper Middle Road and Burloak Drive will be designed and constructed to the satisfaction of Halton Region.

uu. The owner/applicant shall obtain a Permit from and/or enter into an Encroachment Agreement with Halton Region (as required by Halton Region) for any shoring/tie-backs, open excavation, crane swing, construction access, etc. proposed within the ultimate Upper Middle Road and Burloak Drive right-of-ways during construction of the proposed development. All construction components (including a detailed Construction Management Plan) must be reviewed and approved by Halton Region and co-ordinated with Halton Region.

29. **The owner shall complete the following to the satisfaction of the Halton District School Board:**

    a. The Owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City's subdivision agreement, to be registered on title:

        i. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or redirections can be put into place to address immediate school accommodation pressures.

        ii. Prospective purchasers are advised that the surrounding neighbourhood may not be fully constructed, and will be under construction once the school is in operation. As such, not all sidewalks, roadways, and/or other infrastructure may not be immediately available.

        iii. Prospective purchasers are advised that school buses will not enter cul-de-sacs and pick-up points will be generally located on through streets convenient to the Halton Student Transportation Services. Prospective purchasers are advised that School buses shall not enter new subdivisions (construction areas) until all major construction activity has been completed. School bus stops will be placed at or near the entrance to the new subdivision. Bus stop locations within new subdivisions will be determined by Halton

Student Transportation Services upon completed site reviews. It is therefore the responsibility of future purchasers that have students attending an HDSB school to identify a suitable means for home to school transportation requirements (whether walking or bused).

iv. Purchasers and/or tenants are advised that due to the proximity of the adjacent school, sound levels from these facilities may at times be audible.

v. Purchasers and/or tenants are advised that roads adjacent to the Halton District School Board school sites will be subject to higher-than-normal traffic volumes as a result of the school facilities and activities.

vi. Purchasers and/or tenants of lots or units within this subdivision are advised that the Halton District School Board elementary school sports field and play areas may be in use during daytime, evening, and weekends, with operating hours from 7:00 a.m. until nightfall. In the event that an elementary school sports field receives lighting, those hours may be extended from 7:00 am to 11:59 pm. Uses programmed on elementary school sites may generate noise or lights that could affect the occupants of properties adjacent to or nearby this facility.

b. That in cases where offers of purchase and sale have already been executed, the Owner will send a letter to all purchasers, which includes the above statements.

c. The Owner shall demonstrate, to the satisfaction of Halton District School Board, that any updated Land Use & Built Form Strategy submitted to the City of Burlington for the Bronte Creek Meadows Community continues to demonstrate that there is a reasonable expectation that the future phased development east of Street B within the Burloak Commons District can feasibly accommodate the dedication of a school site on those lands that meets the requirements of Halton District School Board, and in particular that registration of the current draft plan of subdivision (“Phase 1”) will not preclude the ability for future phased development east of Street B to include provision of such a school site.

d. That, should the Owner propose to place or store any fill or topsoil outside of the subject lands, on the other lands owned by the Owner east of Street B, the Owner agrees to make reasonable efforts to ensure that the fill or topsoil will not be placed or stored on the lands that are anticipated to form part of a school block that is intended to be dedicated to the Halton District School Board through a future plan of subdivision

e. The Owner agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks, and units for

each phase. The Owner will provide information on the anticipated start of construction and tentative occupancy dates of residential units.

f. That the Owner shall supply, erect, and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to final approval.

g. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Municipality, be submitted to the Halton District School Board.

h. The Owner agrees to discuss with Halton District School Board, student active transportation needs, with possible input and requirements for future planned conditions of the road network and intersections within the development and the area surrounding the development, and supporting crossing infrastructure.

i. The Owner shall provide Halton District School Board a PDF copy and a geo-referenced AutoCAD file of the Draft Plan of Subdivision, as well as a Draft M-Plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-Plan, the Owner shall provide a new AutoCAD file and a memo outlining the changes.

30. **The owner shall agree to the following to the satisfaction of Halton Catholic District School Board, to be fulfilled prior to final approval:**

a. That the Owner agrees in the Subdivision Agreement, to the satisfaction of HCDSB and the City of Burlington, to install appropriate privacy fencing and/or buffering where residential lots are adjacent to school lands, including but not limited to sports fields, domes, play areas, and parking areas, in order to address privacy, safety, and land use compatibility concerns.

b. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City's agreements, to be registered on title:

i. Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.

ii. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.

iii. Prospective purchasers of lots/units abutting, fronting and adjacent to the HCDSB school site are advised that temporary

facilities/portables will be sited on the school site in order to accommodate pupils in excess of the school building capacity.

iv. The owners of lots adjoining the HCDSB school site are prohibited to install or use, for any purposes, a gate in any boundary line fence adjacent to such school property. In the event a gate is installed, the Board will remove it at the owner's expense.

v. The owners of lots adjoining the HCDSB school site are advised that noise, lighting, and activity associated with normal school operations, including sports fields and future facilities, may occur.

c. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.

d. That the owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.

e. That the developer agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.

f. That a copy of the approved sidewalk plan, prepared to the satisfaction of the City of Burlington be submitted to the HCDSB.

g. The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

31. **The owner shall agree to the following to the satisfaction of Canada Post:**

a. The Developer covenants and agrees to provide the City of Burlington with evidence that satisfactory arrangements have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved Site Plan, at the time of sidewalk and/or curb installation. The Developer further agrees to provide notice to prospective tenants/purchasers of the locations of the CMBs and that mail service will be via CMBs.

b. The owner/developer will consult with Canada Post to determine suitable permanent location(s) for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans confirming that the locations will not be in conflict with any other utility

c. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Burlington.

d. The developer agrees to include in all offers of purchase and sale, a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.

e. Where necessary, the developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations.

f. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:

    i. Any required walkway across the boulevard, per municipal standards

    ii. Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)

g. In order to ensure mail service is initiated when new homeowners move in, it is the Developer's responsibility to ensure Canada Post is kept up to date on the date of first occupancy providing at least 60 days notice of the first resident moving in.
If required, Canada Post will install the concrete pads at each of the identified locations outlined on the municipally approved Site Plan – the developer will provide access to these sites at the time of installation.

**32. The owner shall complete the following to the satisfaction of the Ministry of Transportation:**

a. The promoter shall submit a revised TIS that addresses the comments identified in MTO's email sent on March 27, 2026. The revised TIS shall be reviewed and accepted by MTO as a condition of Draft Plan approval prior to registration.

**33. The owner shall complete the following to the satisfaction of Hydro One Inc.:**

a. Any proposed secondary land use on the transmission corridor is processed through the Provincial Secondary Land Use Program (PSLUP). The developer must contact Joan Zhao Senior Real Estate Coordinator , Joan.Zhao@HydroOne.com to discuss all aspects of the subdivision design, ensure all of HONI's technical requirements are met to its satisfaction, and acquire the applicable agreements.

b. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.

c. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

d. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.

e. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.

f. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through PSLUP. HONI, as OILC's service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval. Should approval for a road crossing be granted, the developer shall then make arrangements satisfactory to the OILC and HONI for the dedication and transfer of the proposed road allowance directly to the Burlington. Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

**34. The Owner shall complete the following to the satisfaction of Burlington Hydro Incorporated:**

a. agree to satisfy all of the conditions and requirements, financial or otherwise, of Burlington Hydro Incorporated;

b. sign Burlington Hydro Incorporated's subdivision agreement and any other agreements required by Burlington Hydro Incorporated; and

c. The Owner agrees to provide/acquire any easements for Burlington Hydro, as required for the provision of hydro services to the subdivision

**35. The owner shall complete the following to the satisfaction of Enbridge:**

a. Obtain written consent for any ground disturbance activities within the prescribed area (30 m) of the pipeline through Enbridge Crossings and Encroachments application process.

b. Obtain written consent through Enbridge Crossings and Encroachments application process for all above and below ground crossings and encroachments of the pipeline, either temporary or permanent.

c. Obtain written consent for any proposed landscaping or pathways on Enbridge's pipeline right-of-way.

**36. The owner shall complete the following to the satisfaction of Bell Canada:**

a. Prior to commencing any work within the Plan, the owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension of the existing communication/ telecommunication infrastructure, the owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/ telecommunication services for emergency management services (i.e. 911 Emergency Services).

**37. The owner shall complete the following to the satisfaction of Rogers Communications Canada Inc.:**

a. 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.

b. 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.

c. 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.

d. 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.

38. **The Owner agrees to complete the following to the satisfaction of the Director of Community Planning and the Manager of Parks Design and Construction:**

    a. Revise the Draft Plan of Subdivision to provide additional Open Space blocks for the purpose of providing entry features at gateway locations to the Bronte Creek Meadows Community as determined through the approved Tertiary Plan, and if required, dedicate such Open Space blocks to the City free of charge.

        i. The Open Space blocks shall be located to maximize public visibility at points of entry to the community and shall not be located within any street right-of-way or daylight triangle;

        ii. The Open Space blocks shall be sized to accommodate maintenance access around all sides of the entry features, and/or may require the provision of maintenance access easements in favour of the City of Burlington registered on adjacent private properties;

        iii. The Open Space blocks and entry features may require approval of Hydro One and/or Enbridge depending on location.

    b. Submit and obtain approval for detailed designs of entry features and associated landscape plans;

    c. Agree to construct/install the entry features and landscaping in accordance with the approved designs at the Owner's expense;

    d. Agree to provide any cost estimates and/or financial securities as the City may require in association with the approved entry features.

39. Prior to final approval of the draft plan of subdivision, the Director of Community Planning shall be satisfied that the approved pavement markings and street sign plan provides for the design and placement of signage and traffic management measures that are consistent with the recommendations of the approved Environmental Impact Assessment and will enable wildlife cohabitation adjacent to the natural heritage system and within the neighbourhood, particularly to enable connections between the proposed development and the natural areas east of the subject property;

40. **The Owner shall complete the following to the satisfaction of the Director of Community Planning prior to final approval:**

    a. Prior to final approval, provide a list of lot and block widths and areas prepared by an Ontario Land Surveyor, to ensure all blocks conform to Zoning By-law 2020, as amended.

    b. Prior to final approval, pay any outstanding City staff processing costs incurred to that date in the processing of the application.

    c. prior to final approval, pay the City's per unit registration processing fee;

    d. Prior to final approval:

i. Consult Community Planning staff for street naming criteria and process requirements.

ii. Submit to the City proposed street names for all streets in the plan. Community Planning staff will co-ordinate review and approval of street names by relevant stakeholders including Halton Regional Police Service.

iii. Obtain approval from Director of Community Planning for names of all streets in the plan, and update the plan to reflect the approved names.

e. Prior to final approval, the Director of Community Planning shall be satisfied that the Owner has entered into any agreement(s), as the City may be permitted to require, for the provision of funds or the provision of service satisfaction of Council for any funds or services which may be required of any future landowners in order for the development of Bronte Creek Meadows to proceed as planned.

f. This section is intentionally left blank.

g. Design, locate and erect signs prior to the sale of any lots and prior to commencement of subdivision construction which provide notification of: the proposed land uses, road pattern, lotting, phasing of the proposed subdivision, the properties abutting the development, location of postal facilities, transit route locations and lots subject to warning clauses. The signs shall be resistant to weathering and vandalism. All lots and blocks shall be deemed unsuitable for building until the above has been satisfied

h. Design, locate and erect signs that are resistant to weathering and vandalism at the end of all stub roads prior to offering any lots for sale. These signs shall provide notice that the stub roads shall be extended at a future date when the adjoining lands are developed.

i. Prior to final approval, and prior to potential submission of building permit applications for model homes, the Owner will submit to the City a letter/brief from an architect or other qualified design professional, certifying that the approved Tertiary Plan and Urban Design Study and the design policies of the City's Official Plan have been complied with on the plans for all development lots/blocks not subject to Site Plan Control.

j. Prior to the approval of engineering and landscape drawings, the Owner agrees to submit a letter from a landscape architect or other qualified design professional certifying that the approved Tertiary Plan and Urban Design Study and the design policies of the City's Official Plan have been complied with and will be implemented as provided for on the engineering drawings.

k. Prior to final approval, the Owner will submit to the City a letter/brief from the Development Architect or other qualified design professional, certifying that 20% of ground-oriented dwellings (detached, semi-detached, and townhouse) are equipped with a roughed-in side door to facilitate a potential future additional residential unit.

l. The Owner and/or Developer agrees to provide all new home purchasers in the subdivision with an information brochure describing opportunities for Additional Residential Units, and agrees to make such information visible within their sales office and incorporated in all their marketing materials.

m. The Owner and/or Developer agrees to provide all purchasers of new detached and semi-detached homes with options to have an Additional Residential Unit built and/or roughed into their new home at time of construction.

41. Prior to signing the final plan, the Director of Community Planning shall be satisfied that conditions 1-9, 38-40, and 42-57 and all subsections thereto, have been satisfied.

42. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Engineering Services of the City of Burlington that conditions 3, 10, 11, and 14 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

43. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Manager of Parks Design and Construction of the City of Burlington that conditions 3, 11, 15, and 38 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

44. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Roads, Parks, and Forestry of the City of Burlington that condition 12 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

45. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Transportation Services of the City of Burlington that conditions 3 and 13-22 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

46. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Director of Transit Services of the City of Burlington that condition 17 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

47. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Region of Halton that conditions 18 and 28 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

48. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Canada Post that conditions 19 and 31 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

49. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Halton District School Board that conditions 20 and 29 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

50. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Halton Catholic District School Board that conditions 21 and 30 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

51. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from the Ministry of Transportation that conditions 22 and 32 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

52. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Hydro One Inc. that condition 33 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

53. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Burlington Hydro Inc. that condition 34 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

54. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Enbridge that condition 35 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

55. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Bell that condition 36 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

56. Prior to signing the final plan, the Director of Community Planning shall receive written confirmation from Rogers Communications Canada Inc. that condition 37 and all subsections thereto have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

57. **All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being June 23, 2029.**

J. Tellier

Director of Community Planning

Date

If there are no appeals, Draft Approval is deemed to have been made on

June 23, 2026

NOTES:

City of Burlington

1. The owner is advised that additional fees are required by the City of Burlington and the Region of Halton for each Extension to Draft Approval and for Major Revisions to the draft plan or conditions.
2. To request or initiate a consultation with the Burlington Urban Design (BUD) Panel, visit www.burlington.ca/urbandesign and/or contact planning@burlington.ca
3. The owner, its successors and assigns, is hereby notified that City-wide Development Charges may be payable in accordance with the applicable by-law.
4. At any time prior to final approval of the plan for registration, the City may amend, delete or add to the conditions and this may include the need for amended or new studies in accordance with Section 51 (18) of the Planning Act, 1990

Region of Halton

5. Halton Region will have the following requirements at the time of registration of the subdivision:
   a. Final draft M plans signed and dated by the Owner, Surveyor and initialed by the City of Burlington Planner;
   b. Regional Registration fee;
   c. LRO Confirmation Email of LRO Pre-approval and PX number.
6. For more information on how to obtain a Public Works Commissioner's Notice (PWCN), please contact Nicole - Pettenuzzo - Senior Planner, Public Works"

Halton District School Board

7. Education Development Charges (EDC) are payable in accordance with the applicable EDC By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield which is

specified by the Subdivision Agreement are also subject to EDCs prior to the issuance of a building permit, at the rate in effect on the date of issuance.

8. Additional Dwelling Units (ADU) constructed as part of a primary dwelling unit prior to occupancy are subject to EDCs. For ADUs to be eligible for an exemption, the building permit must be issued after occupancy of the primary unit, and must meet other requirements such as size and number of units relative to the existing unit. For more information on EDCs and ADUs, please reach out to the School Boards.
9. The Board's 2023 EDC by-law provides a limited number of statutory and non-statutory exemptions. School Boards may not exempt a development from the payment of EDCs unless such a development falls squarely within the terms of an exemption provided under an EDC by-law. To qualify for an exemption, an applicant must submit appropriate documentation confirming the intended purpose of the development. Approval of the exemption will be subject to verification and compliance with all relevant legislative and regulatory requirements. For more information on EDCs, please reach out to the School Boards.
10. The Owner is advised that the dedication of lands to Halton District School Board for a school site will be required through future development of lands located east of Street B.
11. The Owner is advised that for future development of lands east of Street B, the Owner will be required to provide all required municipal subdivision services necessary to accommodate the construction of a school on the designated school site, as contemplated by the Halton District School Board. Such services shall include, without limitation, storm and sanitary sewers, stormwater management facilities, hydro, water, telephone, natural gas, fibre optics, and cable television, excluding any switchgear. These services must be of sufficient capacity and appropriately designed to support a school of the intended size and shall be made available at the boundary between the school site and the adjacent public roadway, at a location that optimally facilitates the development of the school site.

Canada Post

12. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
13. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
14. There will be no more than one mail delivery point to each unique address assigned by the Municipality
15. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
16. The complete guide to Canada Post’s Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Hydro One

17. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the

*Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Burlington Hydro

18. *Customers and their agents planning and designing for electricity service must refer to all applicable Provincial and Canadian electrical codes, all applicable federal, provincial, municipal laws, regulations, codes and by-laws to ensure compliance. All work, on the BHI distribution system, shall be conducted in accordance with the latest edition of the Ontario Occupational Health and Safety Act(OSHA), the Regulations for Construction Projects, the Regulations for Industrial Establishments and the Electrical Utility safety Rules published by the Infrastructure Health And Safety Association(IHSA).*
19. Service is available under B.H.I.'s latest Standard Service Conditions. https://www.burlingtonhydro.com/images/pdfs/BHI-Conditions-of-Service-05272024.pdf
20. Hydro easement (if any) is to remain clear of heavy vehicle traffic and customer is responsible to keep the easement lands free and clear of any trees, fences, buildings, structures or obstructions unless any of forgoing are approved in writing by Burlington Hydro Inc. Further the Customer shall remove the same upon request of Burlington Hydro Inc.
21. **Relocation, modification or removal of existing hydro facilities, if required, shall be at the customer's expense. BHI will refer to Burlington Hydro latest Standards and Regulations if possible issues with the clearances appear between existing hydro facilities and existing/proposed building structures**
22. Customer to acquire any easements for Burlington Hydro, if requires.
23. Customer is to ensure that B.H.I. has proper access to the hydro facilities.
24. Project must meet City of Burlington Standards.
25. Machine excavation within one meter of underground plant is not permitted.
26. Do not excavate within two meters of hydro poles and anchors with the exception of the termination pole where the duct structure shall be terminated by the customer under the supervision of BHI inspector.
27. Please arrange for underground hydro cable locate(s), prior to beginning construction, by contacting Ontario One Call @ (800) 400-2255.
28. Please refer to the latest edition of the Occupational Health and Safety Act ("OHSA") and Regulations for Construction Projects when a work is planned to be performed in the proximity of hydro distribution system.
29. Arrange for disconnect and isolation of the power supply if a person or an equipment is to encroach on the minimum distance permitted under the OHSA and OESC.