

Schedule 'E'

Hold Exceptions and Conditions for Removal

H1

Conditions for Removal of Hold (H1) Symbol:

The Hold (H1) Symbol shall be removed when the lands affected by the Holding (H1) Symbol are subject to a registered site plan agreement completed to the satisfaction of the Township of Clearview.

H2

Conditions for Removal of Hold (H2) Symbol:

The removal of the Hold (H2) Symbol will occur once a subdivision agreement has been registered on title.

H3

Conditions for Removal of Hold (H3) Symbol:

The Hold (H3) Symbol on the lands described as Plan 103 Part Lot 1, East Part Lot 2, Part Lot 2, and Lot 3, shall be removed when joint commercial access arrangements are available to the satisfaction of the Township and when the lands are subject to a registered site plan agreement completed to the satisfaction of the Township of Clearview.

H4

Conditions for Removal of Hold (H4) Symbol:

The Hold (H4) Symbol shall be removed when the outstanding engineering issues on the site including stormwater management; traffic impact assessment; and site servicing of both water and sewage have been addressed to the satisfaction of the Township of Clearview.

H5

Conditions for Removal of Hold (H5) Symbol:

The Hold (H5) Symbol shall not be removed until the following requirements have been met:

- Registration of the Plan of Subdivision;
- Adequate sanitary, water, and stormwater services and facilities, and roads, are available to serve the development;
- The Township is satisfied that hydrogeological conditions have been adequately assessed and taken into consideration in development design recommendations;
- Site plan and draft condominium approval has been obtained and any required development agreements entered into with the Municipality; and,
- Studies required by the Municipality as part of site plan or condominium approval have been submitted to and approved by the Municipality.

H6

Conditions for Removal of Hold (H6) Symbol:

The Hold (H6) Symbol shall be removed when the following conditions have been met:

- Adequate sanitary, water, and stormwater services and facilities, and roads are available to serve the development; and,
- Registration of the Plan of Subdivision and Subdivision Agreement has been entered into the Township.

H7

Conditions for Removal of Hold (H7) Symbol:

The Hold (H7) Symbol shall not be removed until the following conditions have been met:

- Registration of a Plan of Subdivision;
- A subdivision agreement has been entered into with the Municipality and registered on title of the lands;
- That the development phase in which the lands are located have been released for development pursuant to the subdivision agreement; and,
- Municipal water and sewage treatment servicing allocations have been allocated to the lands.

H8

Conditions for Removal of Hold (H8) Symbol:

The Hold (H8) Symbol shall not be removed until the following conditions have been met:

- Registration of a Plan of Subdivision;
- A subdivision agreement has been entered into with the Municipality and registered on title of the lands;
- That the development phase in which the lands are located have been released for development pursuant to the subdivision agreement;
- For a triplex or a fourplex, a draft plan of condominium has been approved by the Municipality, where a plan of condominium has been applied for on the subject lands;
- For a triplex or a fourplex, when a site plan has been approved by the Municipality and a site plan agreement has been entered into with the Municipality and registered on title of the lands; and,
- Municipal water and sewage treatment servicing allocations have been allocated to the lands.

H9

Conditions for Removal of Hold (H9) Symbol:

The Hold (H9) Symbol shall not be removed until the following conditions have been met:

- Registration of a Plan of Subdivision;
- A subdivision agreement has been entered into with the Municipality and registered on title of the lands;
- That the development phase in which the lands are located have been released for development pursuant to the subdivision agreement;
- A draft plan of condominium has been approved by the Municipality;
- A site plan has been approved by the Municipality and a site plan agreement has been entered into with the Municipality and registered on title of the lands;
- Municipal water and sewage treatment servicing allocations have been allocated to the lands; and,
- Approval of a D4 assessment for development on lands within 10 metres of the Elizabeth Street road allowance.

H10

Conditions for Removal of Hold (H10) Symbol:

The Hold (H10) Symbol shall not be removed until the following conditions have been met:

- Registration of a Plan of Subdivision;
- A subdivision agreement has been entered into with the Municipality and registered on title of the lands;
- That the development phase in which the lands are located have been released for development pursuant to the subdivision agreement;
- A draft plan of condominium has been approved by the Municipality;
- A site plan has been approved by the Municipality and a site plan agreement has been entered into with the Municipality and registered on title of the lands; and,
- Municipal water and sewage treatment servicing allocations have been allocated to the lands.

H11

Conditions of Removal of Hold (H11) Symbol:

- Site plan Approval has been given by the Township and Site Plan Agreement entered into with the Township;
- Subject to the Ministry of Environment Certificate of Approvals.

H12

Conditions of Removal of Hold (H12) Symbol:

- Registration of Plan of Subdivision;
- Approval of development phase pursuant to subdivision agreement.

H13

Conditions of Removal of Hold (H13) Symbol:

- Registration of Plan of Subdivision;
- Approval of development phase pursuant to subdivision agreement;
- Approval of site plan and registration of site plan agreement.

H14

Conditions of Removal of Hold (H14) Symbol:

- Registration of the Plan of Subdivision and subdivision agreement has been entered into with the Township and securities provided.

H15

Conditions of Removal of Hold (H15) Symbol:

- A servicing agreement has been entered into with the municipality and registered on title to the land to address all site servicing requirements or, alternatively, municipal services have been made available to the site and the owner has paid its proportionate share of the costs together with any connection charges;
- A site plan agreement has been entered into with the municipality and registered on title to the land for the development of the site; and,
- All required securities have been posted to the satisfaction of the municipality

H16

Conditions of Removal of Hold (H16) Symbol:

- A site plan agreement has been entered into with the municipality and registered on title to the land for the development of the site.
- Registration of the Plan of Subdivision and subdivision agreement has been entered into with the Township and securities provided.

H17

Conditions of Removal of Hold (H17) Symbol may be removed when:

- A planning application for development is approved by the Township and a development agreement has been entered with the municipality to the satisfaction of the municipality

H18

Conditions of Removal of Hold (H18) Symbol may be removed when:

- When planning applications for development are approved by the Township and a development agreement has been entered into with the municipality to the satisfaction of the municipality. Specially, as part of the submission for planning application a Natural Hazards Analysis will be required, reviewed and acceptable to the Nottawasaga Valley Conservation Authority, the results of which might require an additional zoning application.

H19

Conditions of Removal of Hold (H19) Symbol may be removed when:

- The submission for municipal approval of plans and documents which establish street oriented design; and architectural control requirements; and
- A subdivision agreement has been entered into with the Municipality and registered on title of the lands and the development phase in which the lands are located has been released for development.

H20

Conditions of Removal of Hold (H20) Symbol may be removed when:

- Registration of the Plan of Subdivision; and
- Approval of development phase pursuant to Subdivision Agreement; and
- Development shall not be permitted until the roadway has been constructed to accommodate County waste collection vehicles in accordance with the County of Simcoe's Waste Collection Road Design Policy and applicable Waste Collection Technical Design Standards document, to the satisfaction of the County of Simcoe.

H21

Conditions of Removal of Hold (H21) Symbol may be removed when:

- Aggregate Resources Act License is surrendered on the subject lands.

H22

Conditions of Removal of Hold (H22) Symbol may be removed when:

- Site plan approval has been obtained and any agreements have been entered with the Township.

H23 (pending)

Conditions of Removal of Hold (H23) Symbol may be removed when:

- A site plan agreement has been entered with the municipality and registered on title to the land for the development of the site;
- A new well and pumping test confirms potable water and no impacts to neighbouring wells by a qualified professional

H24

Conditions of Removal of Hold (H24) Symbol may be removed when:

- A servicing agreement has been entered into with the municipality and registered on title to the land to address all site servicing requirements and, capacity for municipal water and sewage services have been made available and allocated to the site and the owner has paid its

proportionate share of the costs together with any connection charges, to the satisfaction of municipal staff.

H25

Conditions of Removal of Hold (H25) Symbol may be removed when:

1. Adequate municipal services are available to service the development;
2. Cash-in-lieu payment for 9 deficient parking spaces, as pursuant to By-law 00-37; and
3. Site plan approval has been obtained and any agreements have been entered with the Township.

H26

Conditions of Removal of Hold (H26) Symbol may be removed when:

- Registration of a Plan of Subdivision.
- Municipal water and sewage treatment servicing capacity have been allocated to the lands.
- Completion of a Master Servicing Plan

H27

Conditions of Removal of Hold (H27) Symbol may be removed when:

- Completion of a Master Servicing Plan

H28

Conditions of Removal of Hold (H28) Symbol may be removed when:

- Registration of a Plan of Subdivision.
- Municipal water and sewage treatment servicing capacity have been allocated to the lands.
- Completion of a Master Servicing Plan
- George Street has been constructed to municipal standards and is an assumed road on a year-round basis.

H29

Conditions of Removal of Hold (H29) Symbol may be removed when:

- Adequate municipal services are available to service the development; and

- Site plan approval has been obtained and any agreements have been entered with the Township.

H30

Conditions of Removal of Hold (H30) Symbol may be removed when:

That use of the lands, buildings or structure shall not be permitted until such time as Holding Symbol (H30) is removed.

The Hold (H30) Symbol shall not be removed until the following requirements have been met:

- a) That sufficient municipal servicing capacity and allocation required to service the permitted uses be confirmed in a manner to the satisfaction of the Township.
- b) That a site plan agreement has been entered into with the municipality and registered on title to the land for the development of the site.

At such time as the Holding Symbol (H30) is removed, the following uses shall be permitted on the lands:

- Art gallery
- Financial service establishment
- Fitness centre
- Garden centre
- Government, business and professional offices
- Personal service shop
- Place of entertainment
- Retail store
- Wholesale retail outlet
- Medical Clinic

H31

Conditions of Removal of Hold (H31) Symbol may be removed when:

That use of the lands, buildings or structures shall not be permitted for uses except those listed as being permitted at such time as the H30 is removed, provided the holding provision (H30) has been removed, until such time as Holding Symbol (H31) is removed.

The Hold (H31) Symbol shall not be removed until the following requirements have been met:

- a) That sufficient municipal servicing capacity and allocation required to service the permitted uses be confirmed in a manner to the satisfaction of the Township.

- b) That a site plan agreement has been entered into with the municipality and registered on title to the land for the development of the site.

At such time as the Holding Symbol (H31) is removed, the following uses shall be permitted on the lands:

- Hotel
- Restaurant including a drive-through restaurant

H32

Conditions of Removal of Hold (H32) Symbol may be removed when:

The Hold (H32) Symbol shall not be removed until the following requirements have been met:

- a) That sufficient municipal servicing capacity and allocation required to service the subject lands and permitted uses be confirmed in a manner to the satisfaction of the Township.

H33

Conditions of Removal of Hold (H33) Symbol may be removed when:

The Hold (H33) Symbol shall not be removed until the following requirements have been met:

- Registration of the plan of subdivision
- Municipal water and sewage allocation is available, and capacity has been allocated to the lands.
- Completion of the relevant phase of development