

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

#### **DRAFT PLAN OF SUBDIVISION FILE 19T-21V002 (THE 'PLAN') 3911 TESTON ROAD INC. PART OF LOT 25, CONCESSION 6, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-21V002 (THE 'PLAN'), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated May 24, 2022.
3. The Condition of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated May 12, 2022.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1d) and dated July 7, 2021.
5. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 1e) and dated April 6, 2021.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 1f) and dated February 12, 2021.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 1g) and dated March 26, 2021.

#### **Clearances**

1. The City of Vaughan shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. The Toronto and Region Conservation Authority shall advise that the Condition on Attachment No. 1c) has been satisfied and the clearance letter shall include a

brief statement detailing how the condition has been met.

4. Alectra Utilities shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas Inc. shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT NO. 1 a)**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Guido Papa Surveying, a Division of J.D. Barnes Limited, dated December 16, 2020 and revised December 7, 2021 (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall enter into a subdivision agreement or development agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4. The pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
5. Prior to final approval of the Plan, the private road allowances included within the Plan shall be named, if required, to the satisfaction of the City of Vaughan and York Region Planning Departments.
6. Prior to final approval of the Plan, the Owner shall agree that construction access shall be provided only in a location approved by the City of Vaughan and the Region of York.
7. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances, and lotting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the City of Vaughan.
8. The Owner shall agree to remove any driveways and building on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
9. Prior to final approval of the Plan, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a Fill Permit issued by the City of Vaughan, and a Development Agreement, if necessary.
10. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes which shall be granted to the appropriate authority(ies), free of all charge and encumbrances.

11. Prior to final approval of the Plan, the Owner shall coordinate a shared access to the development with the abutting lands to the west, municipally known as 3979 Teston Road.
12. Prior to final approval of the Plan, a soils report prepared at the Owner's expense shall be submitted to the City of Vaughan for review and approval. The Owner shall agree in the subdivision agreement, if required, to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City of Vaughan Development Engineering Department.
13. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City of Vaughan Development Engineering Department for review and approval of the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this Plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system
- b) the location and description of all outlets and other facilities
- c) storm water management techniques which may be required to control minor or major flows, and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City of Vaughan Development Engineering Department.

14. The Owner shall agree that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed development.
15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.

16. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City of Vaughan.
17. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
18. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
19. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material, etc."
  - b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of the subdivision agreement.

The City of Vaughan has taken a letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City of Vaughan. Direct cash deposit from the Purchasers to the City of Vaughan and/or Owner, for lot grading purposes, is NOT a requirement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

- c) "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by the telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs"
- d) "Purchasers and/or tenants are advised that driveway widths and curb cut

widths are governed by City of Vaughan By-law 1-88, as amended, as follows:

- a) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb
- b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99m <sup>1</sup>	3.5m

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88

- e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office”.
- f) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants”.
- g) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve as shown on the Construction Drawings”.
- h) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of the subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of ay 0.3 m reserve, as shown on the Construction Drawings.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, of the Region of York and shall be maintained by the Owner. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provide on Regional Road right-of-ways by the Owner or the City of aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance”.

- i) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice”.
- j) “Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench systems in good operating condition, which may include periodic cleaning of the rear yard catch basin, as per the Environmental Compliance Approval (ECA) as issued by the Ministry of the Environment, Conservation and Parks (MECP)”.

Any additional warning clauses in the Noise Report as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

- 20. Prior to final approval of the Plan, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
  - In addition, the study shall quantify the value of three tree replacements using the Urban Design Tree Replacement Valuation outlined in the City’s Tree Protection Protocol.
  - The Owner shall not remove trees without written approval by the City.
  - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-law 052-2018, which will form a condition of the draft plan approval.
- 21. The warning clause council approved September 29<sup>th</sup>, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement:
  - *“The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees.*

*Any 'Tree Fee' paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling".*

22. Prior to final approval of the Plan, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outline in the Vaughan City-wide Urban Design Guidelines and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
  - Landscape master plan; coordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting
  - The appropriate community edge treatment and landscaping along Teston Road with low-maintenance plant material
  - The appropriate landscaping within the stormwater management pond
  - Edge restoration along the open space lands
  - Architectural control design guidelines, including appropriate flankage elevations along Teston Road
  - Sustainability design practices/guidelines
  - Document shall also reference the existing Block 40/47 Pine Height Community Landscape Master Plan prepared by NAK Design Strategies
  - Document shall also reference the existing Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd.
23. Prior to final approval of the Plan, the Owner shall agree that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
24. The Owner shall agree in the subdivision agreement to convey the buffer block (Block 2) and the portions of Block 3 that are proposed to be rezoned to "OS1 Open Space Conservation Zone" to the TRCA, free of all encumbrances. The Owner is advised that an R-Plan may be required to be submitted to the TRCA to determine the staked limits of development abutting Weston Road.
25. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
  - The Owner shall provide a report for a 20 m zone within all staked open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed.



26. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
27. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential blocks that abut open space lands and associated buffer blocks.
28. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport, and the City of Vaughan Development Planning Department immediately in the event that:
  - a) archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and
  - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
29. The Owner shall obtain a permit from the Toronto and Region Conservation Authority pursuant to Ontario Regulation 166/06
30. The Owner shall agree to provide an updated Block 40/47 Plan to the satisfaction of the City.
31. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
  - the block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval
  - the location of parks, open space, buffer blocks, stormwater management facilities and trails
  - the location of institutional uses, including schools, places of worship, and community facilities
  - the location and type of commercial sites
  - colour-coded residential for singles, semis, multiples, and apartment units,

and

- the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1; (905)832-8585.”

“For detailed grading and berming information, please call the developer’s engineering consultant, (TMIG) at 905-738-5700”.

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

*[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]*

32. Prior to final approval of the Plan, the Owner shall provide the City with a letter from the Trustee of the Block 40/47 Landowner’s Group to confirm that the Owner has entered into a Cost-Sharing Agreement and fulfilled all obligations (i.e. financial, parkland dedication, etc.) of this Agreement.
33. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
34. The road allowances included in the Plan shall be designed in accordance with the City’s standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves.
35. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths for all the lots and blocks within the Plan.
36. Notwithstanding the provisions, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City.
37. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
38. Prior to the initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods,

topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority ('TRCA') Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

39. Prior to the initiation of the grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either the park, open space and/or buffer block(s).
40. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
41. Prior to final approval of the Plan, an engineering report for an in-situ percolation test to confirm soil infiltration rates prepared at the Owner's expense shall be submitted to the City for review and approval.
42. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City.
43. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City, which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
44. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
  - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed
  - b) hydrants shall be unobstructed and ready for use at all times
  - c) access roadways shall be maintained and suitable for large heavy vehicles, and

- d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- 45. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City.
- 46. Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Alectra Utilities (formerly PowerStream Inc.), its successors and assigns, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Alectra Utilities. which addresses the foregoing requirements.

The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Alectra Utilities and the City.



Corporate Services

May 24, 2022

Rebecca Roach  
Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Rebecca Roach, Planner

**RE: Official Plan Amendment LOPA.21.V.0025 (OP.21.005)  
Draft Plan of Subdivision SUBP.21.V.0009 (19T-21V002)  
Zoning By-law Amendment ZBA.21.V.0047 (Z.21.008)  
3911 Teston Road  
(3911 Teston Road Inc.)  
City of Vaughan**

Further to York Region's letter dated June 21, 2021, the Region is in receipt of TRCA's letter dated May 12, 2022 and the applicant has addressed TRCA's comments in the latest submission. York Region has no further objections to the OPA application as it is a matter of local significance and provides our conditions of draft approval for the draft plan of subdivision prepared by Humphries Planning Group Inc., Drawing No. A1, dated December 7, 2021. The applications are in support of a future development block comprised of 145 townhouse units, a road network, parkettes and stormwater management infrastructure, within a 14.46 ha site.

#### **Request for Exemption from Regional Approval**

The OPA application was considered by Regional staff. Based on our review, the proposed OPA appears to be a routine matter of local significance. Further, in accordance with Regional Official Plan Policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Planning Committee and Council. This allows the Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period.

#### **Zoning By-law Amendment**

The zoning by-law amendment proposes to rezone the subject lands from "A Agricultural Zone" to "RM2 Multiple Residential Zone" and "OS1 Open Space Zone" with additional exceptions. This

is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

**Summary**

York Region has no objection to the proposed Official Plan Amendment, zoning by-law amendment and draft plan of subdivision subject to the attached Schedule of Clauses/Conditions for the draft plan of subdivision. We request that a copy of the Notice of Decision be forwarded to this office.

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at [Justin.Wong@york.ca](mailto:Justin.Wong@york.ca) should you require further assistance.

Sincerely,

A handwritten signature in green ink, appearing to read 'Karen Whitney', is written over the typed name and title.

Karen Whitney, M.C.I.P., R.P.P  
Director of Community Planning and Development Services

JW/

Copy: Stephen Bohan, TRCA

**Schedule of Clauses/Conditions**  
**SUBP.21.V.0009 (19T-21V002)**  
**3911 Teston Road**  
**(3911 Teston Road Inc.)**  
**City of Vaughan**

Re: Humphries Planning Group Inc., Drawing No. A1, dated December 7, 2021

**Clauses to be Included in the Subdivision Agreement**

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
3. The Owner shall agree to implement all recommendations, including TDM measures, as recommended in the Traffic Impact Study, to the satisfaction of the Region.
4. The following warning clause shall be included with respect to Block "1":

"THE OWNER COVENANTS AND AGREES TO ADVISE POTENTIAL PURCHASERS, IN ALL AGREEMENTS OF PURCHASE AND SALE, THAT A VEHICULAR INTERCONNECTION/ACCESS WILL BE PROVIDED TO THE LANDS WEST OF THE SUBJECT SITE TO PERMIT THE ACCESS TO TESTON ROAD TO BE SHARED. AS SUCH, TRAFFIC VOLUMES ARE EXPECTED TO INCREASE AT THE TIME THESE LANDS ARE DEVELOPED."

5. The Owner shall allow and permit for the westerly abutting property to have a vehicular interconnection and access through the subject property to Teston Road.
6. The Owner shall agree to engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
7. The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
9. The Owner shall agree to include the following warning clause with respect to Block "1":

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

10. The Owner shall agree in that, where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.

**Conditions to be Satisfied Prior to Final Approval**

11. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
  - a) A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
  - b) A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
12. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation



and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

13. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
  - a) 10 metre by 10 metre daylight triangles at the south-west and south-east corners of the intersection of the Block 1 access and Teston Road, and
  - b) A temporary construction easement in the shape of a trapezoid measuring 23.86 metre by 8.92 metre by 30.79 metre by 5.80 metre in Block 2 adjacent to Teston and Block 3; see the attached sketch for details. The easement will be in place from August 2021 to December 2024.
14. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
15. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof,

are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

16. The Regional Corporate Services Department shall advise that Conditions 1 to 15 inclusive, have been satisfied.

May 12, 2022

CFN 64847

**SENT BY E-MAIL (rebecca.roach@vaughan.ca)**

Rebecca Roach  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Roach:

**Re: 3<sup>rd</sup> Submission  
Draft Plan of Subdivision Application 19T-21V002  
Official Plan Amendment Application OP.21.005  
Zoning By-Law Amendment Application Z.21.008  
Part Lot 25, Concession 6  
3911 Teston Road  
City of Vaughan, Regional Municipality of York  
3911 Teston Road Inc. (Agent: Humphries Planning Group Inc.)**

Further to our previous letter dated March 7, 2022, this letter acknowledges receipt of technical circulations for the above noted applications. A digital copy of materials including a revised draft zoning by-law amendment and schedule and stormwater management design materials was submitted to the Toronto and Region Conservation Authority (TRCA) by the proponent on April 11, 2022, April 14, 2022, and May 4, 2022. A list of the documents reviewed by TRCA can be found in Appendix 'A' of this letter.

**Recommendations**

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-21V002, Official Plan Amendment OP.21.005, Zoning By-Law Amendment Z.21.008.

Conditions for Draft Plan of Subdivision 19T-21V002 have been included in Appendix 'B'.

It is the expectation of TRCA that the Owner will address TRCA's interests through finalization of Site Development Application DA.21.069 and fulfillment of the conditions of draft plan approval. Comments for the detailed design process are included in Appendix 'C'. This may necessitate redline revisions to the draft plan.

Please provide the Notice of Decision for the draft plan of subdivision, official plan, and zoning by-law amendment once they are approved.

**Fees/Timing**

Please note that this project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of **90 days** in advance of expected registration.

Additional time may be required in cases where open space lands are to be dedicated into public ownership, and/or Ontario Regulation 166/06 permits are required from TRCA (i.e., grading and servicing, SWM ponds, infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca).

Sincerely,



Stephen Bohan

Planner

Development Planning and Permits | Development and Engineering Services

**Appendix 'A' - Materials Reviewed by TRCA**

*The following materials were received by TRCA on May 4, 2022:*

- Comment Response Email, prepared by Humphries Planning Group Inc. and TYLin International Company/TMIG, dated May 4, 2022.
- Stormwater Management Report Excerpts, prepared by TMIG, revised dated May 2022.
- Infiltration Testing at 3911 Teston Road Report, Prepared by DS Consultants, dated February 10, 2021.

*The following materials were received by TRCA on April 14, 2022:*

- Draft Zoning By-law Amendment, prepared by Proponent, dated April 14, 2022.

*The following materials were received by TRCA on April 11, 2022:*

- VO Model, prepared by TYLin International Company/TMIG, dated December 22, 2021.

**Appendix 'B' – TRCA's Draft Plan Conditions and Comments****TRCA's Conditions of Draft Plan Approval**

TRCA recommends approval of Draft Plan of Subdivision, Part of Lot 25, Concession 6, City of Vaughan, Regional Municipality of York, prepared by Humphries Planning Group Inc., revised dated December 7, 2021, subject to the following conditions:

1. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This report shall include:
  - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
  - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering report and details of the plans approved by TRCA for topsoil stripping purposes to the satisfaction of TRCA.

2. Prior to site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) to the satisfaction of TRCA. This report shall include:
  - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, quality, water balance and erosion control.
  - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.
  - iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial.
  - iv. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
  - v. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the overall site water balance to meet the pre-development water budget to satisfy the CTC Source Protection Plan criteria.
  - vi. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development.
  - vii. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and stormwater management infrastructure. The

recommendations of the subsurface assessment will be used to inform the final design and construction plans.

- viii. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation, and any permitting requirements.
- ix. Grading plans for the subject lands.
- x. Cross-sections and details where grading and filling is proposed in or adjacent to the Buffer (Block 2) and the valley lands ('Other Lands Owned by Applicant – Block 3), including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and compensation to the satisfaction of TRCA.
- xi. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
- xii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

- 3. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
- 4. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive landscape planting plans, to the satisfaction of TRCA, for the Buffer (Block 2) and "Other Lands Owned by Applicant" (Block 3). The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
- 5. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Buffer (Block 2) and the Other Lands Owned by Application (Block 3) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
- 6. That the Buffer (Block 2) and "Other Lands Owned by Applicant" (Block 3) be dedicated to public ownership (TRCA or the City of Vaughan), free of all charges and encumbrances, to the satisfaction of TRCA;
- 7. Prior to the registration of this plan or any phase thereof, the Owner shall obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to*

*Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.

8. The implementing zoning by-law shall recognize the Buffer (Block 2) and “Other Lands Owned by Applicant” (Block 3) in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
9. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
10. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
11. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
  - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA’s conditions of approval.
  - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
  - iii. To complete a detailed erosion assessment for all locations where drainage facilities (e.g., stormwater outlets) will be located within, or directly adjacent to the valley corridor. The assessment shall include measures to ensure mitigation of any potential downstream impacts. The design of all facilities shall match pre to post and shall be verified based on three years of continuous monitoring. An adaptive management plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
  - iv. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
  - v. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.
12. This draft plan of subdivision shall be subject to red-line revision(s) to meet the requirements of the conditions of TRCA, if necessary, to the satisfaction of TRCA.
13. The Owner shall provide a copy of the fully executed subdivision agreement to TRCA, when available, to expedite the clearance of conditions of draft plan approval.

#### **TRCA’s Comments on the Zoning By-law Amendment Application**

Please further note that TRCA’s comments on Zoning By-law Amendment Application Z.21.008 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-21V002.

Should any revisions to the draft plan of subdivision application or zoning by-law amendment application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.



Revised: May 11, 2020

**Date:** July 7<sup>th</sup> , 2021

**Attention:** **Rebecca Roach**

**RE:** Request for Comments

**File No.:** **OP.21.005, Z.21.008 & 19T-21V002**

**Applicant:** 3911 Teston Road Inc.c/o Robert Vitullo

**Location** 3911 Teston Road (Part Lot 25, Con. 6).

Revised: May 11, 2020

## COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

Alectra Utilities has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

**E-mail:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Subdivision Application Information Form is available by emailing [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)**



Enbridge Gas Inc.  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

April 6, 2021

Rebecca Roach  
Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Rebecca,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment  
3911 Teston Road Inc.c/o Robert Vitullo  
3911 Teston Road  
City of Vaughan  
File No.: 19T-21V002, OP-21-005, Z-21-008

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in blue ink, reading "Casey O'Neil". The signature is written in a cursive, flowing style.

**Casey O'Neil**

**Sr Analyst Municipal Planning**  
Long Range Distribution Planning

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**ENBRIDGE GAS INC.**

TEL: 416-495-5180  
500 Consumers Rd. North York, Ontario, M2J 1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect.**

## Attachment 1f) - Bell Conditions

**From:** circulations@wsp.com  
**To:** [Roach, Rebecca](#)  
**Subject:** [External] OPA (OP.21.005), ZBLA (Z.21.008) and Draft Plan of Subdivision (19T-21V002) Application; 3911 Teston Rd., Vaughan  
**Date:** Monday, April 12, 2021 5:34:37 PM

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**2021-04-12**

**Rebecca Roach**

**Vaughan**

, ,

Attention: Rebecca Roach

Re: OPA (OP.21.005), ZBLA (Z.21.008) and Draft Plan of Subdivision (19T-21V002) Application; 3911 Teston Rd., Vaughan; Your File No. OP.21.005,Z.21.008,19T-21V002

Our File No. 90105

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake

of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

## Attachment 1g - Canada Post Conditions

March 26, 2021

City of Vaughan – Planning Department

To: **Rebecca Roach, Planner, Development Planning**

Reference: **File: OP.21.005, Z21.008 & 19T-21V002** **Related Files: PAC.19.099**  
**3911 Teston Road (Part Lot 25, Con 6)**  
**145 townhouse units**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of 145 townhouse units for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The Owner/Developer 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;
- ⇒ The Builder/Owner/Developer 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;
- ⇒ The Owner/Developer will install concrete pads at each of the 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;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**



Canada Post further requests the owner/developer be notified of the following:

1. 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 location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. 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](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

**As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.**

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca