

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2022**

Item 15, Report No. 30, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 28, 2022, as follows:

***By receiving Communication C22 from Mustafa Alidina, Giotto Crescent, Maple, dated June 20, 2022.***

#### **15. LORWOOD HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.20.033 DRAFT PLAN OF SUBDIVISION FILE 19T-20V006 - 3180 TESTON ROAD VICINITY OF JANE STREET AND TESTON ROAD**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:**

##### **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.033 (Lorwood Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” subject to site-specific Exception 9(593) to “EM2 General Employment Area Zone”, “C4 Neighbourhood Commercial Zone”, “C7 Service Commercial Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report, and the recommendations in this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
3. THAT Draft Plan of Subdivision File 19T-20V006 (Lorwood Holdings Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the Draft Plan of Subdivision as shown on Attachment 3.

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 21, 2022

**WARD(S):** 1

**TITLE:** LORWOOD HOLDINGS INC.  
ZONING BY-LAW AMENDMENT FILE Z.20.033  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V006  
3180 TESTON ROAD  
VICINITY OF JANE STREET AND TESTON ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.033 and 19T-20V006. The Owner seeks permission to rezone the subject lands shown on Attachment 2 and for the approval of a Draft Plan of Subdivision to permit employment, mixed-use employment/commercial and service node uses consisting of development blocks, natural heritage systems and public roads as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to rezone the subject lands shown on Attachment 2 and seeks approval of a plan of subdivision for employment, commercial and service node uses, natural heritage systems and public roads, as shown on Attachment 3
- Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to permit the development
- The Development Planning Department supports the approval of the applications as they will permit a development that is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010, Vaughan Official Plan 2010, is in keeping with the Block 34 East Block Plan and is compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.033 (Lorwood Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “Agricultural Zone’ subject to site-specific Exception 9(593) to “EM2 General Employment Area Zone”, “C4 Neighbourhood Commercial Zone”, “C7 Service Commercial Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report, and the recommendations in this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
3. THAT Draft Plan of Subdivision File 19T-20V006 (Lorwood Holdings Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the Draft Plan of Subdivision as shown on Attachment 3.

## **Background**

**Location:** The subject lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 3180 Teston Road. The Subject Lands and the surrounding land uses are shown on Attachment 2. The Subject Lands are currently vacant.

### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

The City on December 23, 2020, mailed a Notice of a Public Meeting to all property owners within 150 m radius from the Subject Lands, all properties between Teston Road and Ahmadiyya Avenue and the MacKenzie Ridge Ratepayers Association.

A copy of the Notice of Public Meeting was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along the property line abutting Teston Road in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on January 19, 2021, to receive comments from the public and the Committee of the Whole. Vaughan Council on January 26, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of January 19, 2021, and to forward a comprehensive report to a future Committee of the Whole meeting. No individuals appeared before the Committee of the Whole at the Public Meeting.

## **Previous Reports/Authority**

The following are links to previous report regarding the Subject Lands:

Public Meeting (Applications) Report:

[January 19, 2021, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 2\)](#)

Block 34 East Block Plan Application (File BL.34.2014) Public Meeting Report:

[February 4, 2021, Committee of the Whole \(Public Meeting\) \(Item 5, Report No.6\)](#)

## **Analysis and Options**

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the development***

Lorwood Holdings Inc. (the 'Owner') has submitted the following applications (the 'Applications') to rezone the Subject Lands as shown on Attachment 2 to permit the development of a plan of subdivision consisting of employment, mixed-use employment/commercial and service node uses, a natural heritage system block and public roads (the 'Development') as shown on Attachment 3:

1. Zoning By-law Amendment File Z.20.033 to rezone the Subject Lands from "A Agricultural Zone" subject to site-specific Exception 9(593) to "EM2 General Employment Area Zone", "C4 Neighbourhood Commercial Zone", "C7 Service Commercial Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-20V006 to facilitate the proposed Plan of Subdivision ('Draft Plan'), as shown on Attachment 3, consisting of the following:

Blocks	Land Use	Area (ha)
1	General Employment	3.14
2	Service Node	1.22
3	Natural Heritage System (Open Space)	1.03
4	Future Development Block	0.10
5-10	0.3 m Reserves	0.02
	Roads and Road Widenings	0.89
Total		6.40

### ***The Development is consistent with the Provincial Policy Statement 2020, subject to the recommendations in this report***

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all

Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development is consistent with the policies of the PPS, specifically Sections 1.1.1, 1.1.3, 1.3.2.3 and 2.1.1 to provide employment opportunities, diversify the City's economic base and protect employment areas in proximity to a major goods movement facility.

In summary, the Development will facilitate significant employment opportunities within in a Settlement Area. The Subject Lands are in proximity to a major goods movement facility (Highway 400), utilize existing and planned infrastructure to service the lands, and protect natural features through the use of appropriate zoning and the delineation of the NHS blocks within in the Draft Plan that will be conveyed to public ownership. In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (the 'Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan encourages population and employment growth within Settlement Areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Council's planning decisions are required by the Planning Act to conform, or not conflict with, the Growth Plan.

Sections 2.2.1, 2.2.5 and 4.2.2 of the Growth Plan contains policies that promote the following:

- Direct population and employment growth in Settlement Areas
- Make more efficient use of underutilized employment lands and increasing employment densities;
- Ensuring new development protects Natural Heritage System ('NHS') that contain key natural heritage and key hydrologic features or their functions

The Development conforms to the policy framework of the Growth Plan as it utilizes existing employment areas more efficiently, is located within a Settlement Area, in proximity to a 400 series Highway, the key natural heritage features are protected under the planned Open Space Conservation Zone provisions and NHS blocks, and it provides employment and commercial opportunities supportive of the Growth Plan objectives. Existing and planned infrastructure will also be utilized to service the Subject Lands.

Accordingly, the Development conforms to the Growth Plan.

***A portion of the Subject Lands and adjacent properties are subject to a Minister's Zoning Order ('MZO')***

The Subject Lands forms part of the Block 34 East Plan area where three Provincially Significant Wetlands ('PSW's') have been identified. They include two on the Council approved Fenmarcon Developments Inc. (formally known as Conmar Development Inc. & Fenlands Vaughan Inc. Files: Z.19.007 and 19T-19V002) lands and one that traverse between the Subject Lands and the neighbouring Fleur de Cap Development Inc. & Cuenca Development Inc properties (File:19T-20V005), as shown on Attachment 2. The landowners of the noted properties submitted a joint MZO to declassify these PSW's to facilitate future employment uses. The Committee of the Whole meeting on March 9, 2020, considered and approved a Member's Resolution supporting the MZO and Council on March 11, 2020, ratified the Committee's recommendation. Council's resolution was then forwarded to the Minister of Municipal Affairs and Housing ('MMAH') for consideration. MMAH issued the MZO on April 24, 2020, to declassify the PSW's to facilitate employment uses within the southern portion of Block 34 East Plan.

The declassification of the three wetlands by way of the MZO was contingent on the landowners creating a relocation/compensation strategy that contributes to the NHS blocks within the Draft Plan and the neighbouring (Fleur De Cap Development Inc. & Cuenca Development Inc.) property (Attachment 3). The relocation/compensation strategy proposed in the Draft Plan includes four relocation/compensation wetland areas within the proposed NHS blocks. The result is an ecological net gain with a total NHS area of 18.05 ha that will traverse between the Subject Lands and the neighbouring (Fleur De Cap Development Inc. & Cuenca Development Inc.) property as noted in the Environmental Impact Study ('EIS') dated April 2021, prepared by *Savanta A GEI Company*.

On December 8<sup>th</sup>, 2020, the Ministry of Natural Resources and Forestry ('MNRF') provided the Toronto Region and Conservation Authority ('TRCA') a letter endorsing the declassification of the three wetlands through the approved MZO and recognized the relocation/compensation strategy required in order to achieve a net positive environmental outcome for the affected properties including the Subject Lands.

The four wetland areas added to the proposed NHS blocks in the Draft Plan and neighbouring (Fleur De Cap Development Inc. & Cuenca Development Inc.) property will compensate for the loss in the existing wetlands, natural features, and head drainage features ('HDF') that are identified in the southern portion of Block 34 East Plan area.

In consideration of the above, the Development is in keeping with the MZO.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as "Urban Area" on Map 1, "Regional Structure" and is identified as having a "Permanent or Intermittent Stream" on Map 2, "Key Hydrological Features" of the

YROP. Figure 2, York Region Strategic Employment Lands, also includes the Subject Lands in a Strategic Employment Land area.

YROP Chapter 4.3 “Planning for Employment Lands” states “it is the policy of Council to protect strategic employment lands”. These strategic areas are identified based on their proximity to existing and planned 400-series highways. Major retail is not permitted in strategic employment areas

Policy 4.3.14 require that local municipalities, in consultation with York Region, prepare comprehensive secondary plans for new employment lands. Policies 4.3.17 and 4.3.18 encourage the creation of diverse lot sizes on employment lands. Employment lands shall also be flexible and adaptable and include street patterns and building design that facilitate development and intensification. The Subject Lands are a part of the 400 North Employment Lands Secondary Plan (OPA 637). The Secondary Plan includes policy directives that encourage a diverse range of lot sizes to accommodate a range of different employment sectors.

Policies 2.2.3 and 2.2.5 of YROP states that key natural heritage features and key hydrologic features shall be precisely delineated on a site-by-site basis and that development and site alteration within 120 m of a key natural heritage feature or key hydrological feature shall be accompanied by an EIS.

In support of the Applications, the Owner submitted an EIS prepared by *Savanta A GEI Company*, dated April 2021 that concluded that no negative impacts on significant natural features and their associated functions would occur with the proposed Development. The Subject Lands are part of the Block 34 East Plan area which also include the land to the north and the neighbouring (Fleur De Cap Development Inc & Cuenca Development Inc.) property. These lands contain three PSWs that will be relocated through a comprehensive compensation/relocation strategy. The four wetlands compensations areas that will be incorporated into the Development will result in an ecological net gain, with a total NHS block area of 18.05 ha between the Subject Lands and the neighbouring (Fleur De Cap Development Inc & Cuenca Development Inc.) property. Block 3 within the Draft Plan forms part of the NHS.

In consideration of the above, the Development conforms to the YROP.

***The Development conforms to Vaughan Official Plan 2010***

Schedule 1 - “Urban Structure” of the Vaughan Official Plan 2010 (‘VOP 2010’) identifies the Subject Lands as being in an “Employment Area” and includes the “Natural Areas and Countryside” designation. Schedule 13 - “Land Use” shows the Subject Lands are located within an area identified as “Lands Subject to Secondary Plans”, of Section 11.4 on Schedule 14-A (Volume 2 of VOP 2010)

The “Natural Areas” designation identifies portions of the City as being part of the Natural Heritage Network (‘NHN’). Policy 3.2.3.1 of VOP 2010 require the NHN be protected and enhanced, as an interconnected system of natural features. Natural

features are identified as “Core Features” which include wetlands, woodlands and extensive valley and stream corridors. The location of the NHN on the Subject Lands coincides with the “Potential Valley and Steam Corridor” designation as identified in the Secondary Plan and the NHS limits as proposed in the Draft Plan. The Applications propose to create NHS blocks together with the OS1 Opens Space Conservation Zone to ensure the Core Features located on the Subject Lands are protected and enhanced as intended by Policy 3.2.3.1 of VOP 2010.

Policy 3.2.3.1 c) requires that Core Features and their minimum vegetation protection zones (VPZ) be dedicated to an appropriate public agency (e.g., the City or the TRCA) at no public expense, through the development approval process. The conveyance of these lands will be secured through the Draft Plan File 19T-20V006 to ensure the integrity of the ecological systems on or within direct proximity to the Subject Lands will be maintained. The development limits of the Subject Lands, including the protection of the NHN, has been determined concurrently through the Block 34 East Plan and the Draft Plan process in accordance with the policies of VOP 2010

#### Highway 400 North Employment Lands Secondary Plan (‘OPA 637’) (the ‘Secondary Plan’)

The Subject Lands are designated the following under Schedule C of the Secondary Plan:

- “General Employment Area”
- “Mixed Use Area – Employment /Commercial” and
- “Potential Valley and Steam Corridor”

The Secondary Plan amends OPA 450 and OPA 600, which relies on the underlying policies of OPA 450 as they relate to the Subject Lands.

The “General Employment Area” designation are located at the centre of the employment lands and is serviced through an internal road network. The designation is contemplated to provide locational opportunity for industrial development which may require outside storage or uses not consider conducive to achieving a high-quality streetscape. The General Employment Area designation is to be located away from the major arterial roads and provincial highways. Block 1 will permit General Employment uses as it is located away from Teston Road and interior to the subdivision, as shown on Attachment 3.

The “Mixed Use Area – Employment /Commercial” designation is intended to permit a range of large-scale uses, such as institutional uses, places of worship, hotels, and banquet halls, as well as a range of commercial facilities and employment. The Draft Plan will be zoned to permit these uses. Block 4 as shown on Attachment 2 will contain uses associated with Prestige Area designation along with commercial retail. Outside and/or open storage will not be permitted within this block through the implementing zoning by-law.



The Secondary Plan designates areas within the Subject Lands as “Potential Valley and Stream Corridor”. This designation coincides with the “Natural Areas” designation as prescribed on Schedule 13 - “Land Use” of VOP 2010. These areas are to be conserved through the design and creation of NHS blocks. The declassification of the PSWs identified on the Subject Lands, the lands to the north and the coordinated (Fleur De Cap Development Inc & Cuenca Development Inc.) property will be compensated through four additional wetland areas that will be incorporated into the NHS blocks and provide for greater enhancement and protection of the Natural Areas. The appropriate buffer zones have also been taken into consideration and included in the limit of the NHS blocks. As shown on Attachment 3, Block 3 of the Draft Plan will form part of NHS block.

Policy 11.4.2.1.J ‘e,iii of the Secondary Plan allows for the size and location of Service Nodes to be determined through the approval of the Block Plan. Block Plan 34 East identifies the area known as Block 2 within the Draft Plan as a Service Node. The contemplated uses within the Service Node are commercial use that is supportive of the business planned for the employment community.

In consideration of the above, the Development conforms to VOP 2010 and OPA 450, as amended by the Secondary Plan (OPA 637).

***A Block Plan application was submitted by the Participating Landowners Group, collectively known as the “Block 34 East Landowners Group”***

Section 3.4.2 of OPA 450, as amended by the Secondary Plan (OPA 637), requires a Block Plan for greenfield development be prepared. Policy 3.4.2.c further states “Block plans shall form the basis for the preparation and submission of implementing draft plans of subdivision, zoning amendment applications, and/or site development applications.”

A Block Plan application (File BL.34E.2014) (the ‘Block Plan’) was submitted on April 12, 2016, by the Block 34 East Landowners Group Inc. Subsequent submissions were made on March 13, 2019, June 9, 2020, and May 31, 2021. The Subject Lands are part of the Block 34 East Block Plan area and the Landowners are members of the Block 34 East Landowners Group Inc. as shown in Attachment 4.

The Owner is a participating landowner in the Block Plan application process. The Draft Plan is being coordinated with the ongoing Block Plan application process to ensure the Applications conform with the policies of the Block Plan.

The Draft Plan when completed will provide significant economic development opportunities to the City of Vaughan, through the ability to offer serviced employment lands within proximity to Highway 400 while concurrently protecting and conserving natural areas as identified in the Secondary Plan.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “A Agricultural Zone” subject to site-specific Exception 9(593) by Zoning By-law 1-88 which does not permit the proposed employment and commercial uses. The Owners are proposing to rezone the Subject lands to “EM2 General Employment Zone”, “C4 Neighbourhood Commercial Zone”, “C7 Service Commercial Zone” and “OS1 Open Space Conservation Zone” as shown on Attachment 3. The proposed site-specific exceptions to Zoning By-law 1-88 are identified in Table 1 as follows:

Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>EM2 General Employment Zone Requirements</b>	<b>Proposed Exceptions to the EM2 General Employment Zone</b>
a.	Definition of “Lot Line, Front”	Lot Line, Front means (in part) lot line facing the main entrance of the building	Block 1: Street 1 (Will be developed in conjunction with Blocks 5 and 16 of Draft Plan of Subdivision 19T-20V005, Attachment 2)
b.	Definition of a “Distribution Facility”	Distribution Facility – not defined in By-law 1-88	Means a building or part of a building used primarily for the storage and distribution of goods and materials, including the outside storage and maintenance of commercial motor vehicles, heavy commercial vehicles, and intermodal containers
c.	Definition of “Outside Storage”	Means the leaving, placing, or parking of goods, materials, machinery, equipment, or vehicles on a lot and not covered by a structure in the EM2 Zone only	the leaving, placing, or parking of equipment or vehicles including trucks, trailers, and tractor trailers accessory to a warehouse or Distribution Facility shall not be deemed to be Outside Storage but shall be subject Section 6.3.2. with the exception of having a maximum permitted height of 4.5 m
d.	Permitted Uses	All uses permitted in an EM1 Zone, except Hotel, Motel, Convention Centre, and Personal Service Shop, subject to Section 3.8 <ul style="list-style-type: none"> <li>- All Season Sports Facility, subject to Section 3.8</li> <li>- Autobody Repair Shop</li> <li>- Building Supply Outlet</li> <li>- Car Brokerage, including trucks</li> </ul>	In addition to the uses permitted in an EM2 Zone, the following uses shall be permitted 100 m from Teston Road in Block 1: <ul style="list-style-type: none"> <li>- Autobody Repair Shop</li> <li>- Building Supply Outlet</li> <li>- Car Brokerage, including trucks</li> <li>- Contractor’s Yard</li> <li>- Equipment Sales/ Rental Establishment</li> </ul>

		<ul style="list-style-type: none"> <li>- Club or Health Centre</li> <li>- Contractor's Yard</li> <li>- Equipment Sales/ Rental Establishment</li> <li>- Meat Packing and Processing, not including accessory outside storage</li> <li>- Public Garage</li> <li>- Scrap Paper Storage, sorting or Baling</li> <li>- Service or Repair Shop, including repair of heavy equipment</li> <li>- Truck Terminal</li> </ul>	<ul style="list-style-type: none"> <li>- Meat Pack and Processing, not including accessory outside storage</li> <li>- Public Garage</li> <li>- Scrap Paper Storage sorting or Baling</li> <li>- Service or Repair Shop, including repair of heavy equipment</li> <li>- Truck Terminal</li> </ul>
e.	Landscaping strip width Requirements	i) 7.5 m width abutting Open Space Zone	i) Shall not apply
	Accessory Buildings	No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts, Highway 400	Accessory building or structure shall be permitted in any yard, or area abutting a yard, which abuts Highway 400 or a reserve abutting the same with a minimum setback of 14 m
	<b>Zoning By-law 1-88 Standards</b>	<b>C4 Neighbourhood Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C4 Neighbourhood Commercial Zone</b>
a.	Definition of a Front Lot Line	Lot Line, Front means (in part) lot line facing the main entrance of the building	Block 4: Teston Road (Will be developed in conjunction with Block 2 in Draft Plan 19T-20V005, Attachment 2)
b.	Maximum Lot Area	25,000 m <sup>2</sup> or (2.5 ha)	149,700 m <sup>2</sup> (14.97 ha) When merged with block 2 of 19T-20V005 only
c.	Permitted Uses	<ul style="list-style-type: none"> <li>- Bank or Financial Institution</li> <li>- Brewers Retail Outlet</li> <li>- Business or Professional Office</li> <li>- Club or Health Centre</li> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment,</li> <li>- Take-Out L.C.B.O. Outlet</li> <li>- Personal Service Shop</li> </ul>	Permit the following additional uses in Block 4 provided they are fully enclosed with no open storage: <ul style="list-style-type: none"> <li>- Employment Use</li> <li>- Accessory Retail Sales to an Employment Use</li> <li>- Accessory Office Uses to an Employment Use</li> <li>- Banquet Hall, in a Single Unit Building, subject to Section 3.8</li> </ul>

		<ul style="list-style-type: none"> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Pharmacy</li> <li>- Photography Studio</li> <li>- Place of Entertainment</li> <li>- Retail Store</li> <li>- Service or Repair Shop</li> <li>- Supermarket</li> <li>- Veterinary Clinic Video Store</li> </ul>	<ul style="list-style-type: none"> <li>- Bowling Alley, subject to Section 3.8</li> <li>- Business and Professional Offices</li> <li>- Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7</li> <li>- Convention Centre, Hotel, Motel, subject to Section 3.8</li> <li>- Funeral Home in a Single Unit building and subject to Section 3.8</li> <li>- Car Brokerage</li> <li>- Office Building</li> <li>- Recreational Uses, including a golf driving range and miniature golf course</li> <li>- Service and Repair Shop</li> <li>- An Automobile Service Station, Automobile Gas Bar, Car Wash</li> <li>- Building Supply Outlet</li> </ul> <p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> <li>- individual retail uses in buildings with ground floor plates in excess of 2,800 m<sup>2</sup> in size; and/or, any uses which require outside storage of goods and materials</li> </ul>
d.	Commercial Frontage	No provision in By-law 1-88	Where single-use buildings are for retail or service commercial uses, they shall not occupy more than 25% of the frontage on Teston Road;
e.	Minimum Landscape Strip width	6 m	3 m
	<b>Zoning By-law 1-88 Standards</b>	<b>C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C7 Service Commercial Zone</b>

a.	Definition of a "Front Lot Line"	Lot Line, Front means (in part) lot line facing the main entrance of the building	Block 2: Teston Road (Will be developed in conjunction with Block 15 in Draft Plan 19T-20V005, Attachment 2)
b.	Minimum Landscape strip width	6 m	3 m for block 2
c.	Minimum Front Yard	9 m	3 m for block 2
d.	Minimum Rear Yard	22 m	3 m for block 2
e.	Minimum Interior Side Yard	6 m	3 m for block 2
f.	Minimum Exterior Side Yard	9 m	3 m for Block 2

The Development Planning Department can support the proposed zoning exceptions identified in Table 1 for the following reasons:

The proposed Employment and Commercial Zones implement the policies of the Secondary Plan for the Subject Lands and are therefore considered appropriate. The zoning by-law amendment will have restrictive measures to ensure land-use compatibility is achieved. The zoning provisions are also consistent with similar applications approved within the immediate area. The related Draft Plan contains a number of conditions for the associated blocks to ensure the Draft Plan implements appropriate infrastructure improvement to service the proposed zoning.

***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Transition policy 1.6.3.3 of By-law 001-2021 exempts the Owner from demonstrating conformity to By-law 001-2021 as the application for the Development was filed and deemed complete (November 30, 2020) prior to the enactment of By-law 001-2021.

***The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* limits an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the *Planning Act* also enables Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendations of this report.

***The Development Planning Department has no objection to the approval of the Development, subject to the Recommendations in this report***

**Subdivision Design**

The Draft Plan will function in tandem with the Council Approved Draft Plan of Subdivision (Fenmarcon Developments Inc. File 19T-19V002) to the north and the neighbouring (Fleur De Cap Development Inc. & Cuenca Development Inc. Files Z.20.032 and 19T-20V005) that are being processed and considered concurrently with these Applications.

The Draft Plan shown on Attachment 3, includes one General Employment Block, one Service Node block, one Mixed-use Commercial/Employment Block, one NHS (Open Space) block, 6 (0.3 m reserve blocks) and two new public roads ('Street 1' and 'Street 2' rights-of-way).

The General Employment Block will offer a wide range of employment use that will be appropriately separated from residential and other sensitive land uses. The Block is located within the centre of the Draft Plan and away from Teston Road.

The Draft Plan includes a Service Node block that will be located along Teston Road. The Service Node will serve smaller scale commercial needs specific to the employment lands. Block 4 along the east side of Street 1 will function as both a gateway into the Subject Lands and provide supporting employment and commercial services to the immediate area and adjacent residential lands.

The NHS block (Opens Space) is contemplated as a protective measure to conserve and protect the Core Features that are located within the Natural Area of the Subject Lands. These Core Features include a watercourse (Purpleville Creek, tributary of the Humber River), valley system, wetlands, and woodlands. The declassification of 3 PSW's as previously discussed, unevaluated wetlands and HDF will be compensated with the addition of 4 new wetland areas that will be located in the NHS blocks, resulting in a total NHS area of 18.049 ha, traversing over the Subject Lands and the neighbouring (Fleur De Cap Development Inc. & Cuenca Development Inc.) properties.

The remaining 6 blocks will be used for 0.3 m reserves along the edges of the road right-of-way and property line.

The Development Planning Department supports the proposed Draft Plan, subject to the Recommendations and the Conditions of Draft Plan of Subdivision Approval outlined in Attachment 1 of this report.

***Part Blocks 1, 2, and 4 on the Draft Plan are to be developed with adjacent Blocks 2, 5, 15 and 16 on Fleur De Cap Development Inc. & Cuenca Development Inc.) Draft Plan File 19T-20V005***

Blocks 1, 2, and 4 within the Draft Plan are to develop and merge with, the adjacent blocks within the (Fleur De Cap Development Inc. and Cuenca Development Inc.) Draft Plan (File 19T-20V005), prior to the issuance of any building permits on the noted blocks. A condition to this effect is included in the Conditions of Approval outlined in Attachment 1a) of this report and within the provisions of the corresponding zoning by-law amendment.

Urban Design

All future development within the Draft Plan is required to proceed in accordance with the Council approved City-wide Urban Design guidelines and the Block 34 East Employment Lands Urban Design Guidelines prepared by KLM Planning Partners Inc. and A Baldassarra Architect Inc. A condition to this effect is included in Attachment 1a).

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 28 (bronze level). This score meets the minimum threshold requirements of 21.

Cultural Heritage

The Subject Lands known as 3180 Teston Road are included on the Municipal Heritage Inventory under Section 27 of the *Ontario Heritage Act*. The Development Planning Department, Urban Design and Cultural Heritage Division advised that the built heritage resource on the property was demolished in 2011. The Subject Lands however were not officially removed as part of the Municipal Heritage Inventory as a Listed property at the June 2012 Heritage Vaughan meeting when it's demolition was discussed. It was advised that the Owner send a letter to the Urban Design and Cultural Heritage Division to formally request its removal. The City recently received a letter requesting the removal and is currently being reviewed.

In 2006/2007, a Stage 1-2 Archaeological Assessment ('AA') was done which identified a Euro-Canadian Site which was mitigated through a Stage 3-4 AA. In 2020/2021, another Stage 1-2 AA was conducted, in keeping with the 2011 Standards and Guidelines for Consultant Archaeologists. During the visual survey, a diffuse scatter was discovered on the property. The artifacts were collected as part of a Stage 3 equivalent Controlled Surface Pickup ('CSP'). No further work was recommended, and the AA was accepted by the Ministry of Heritage, Sport, Tourism and Culture Industries ('MHSTC').

In the fall of 2021, the Mississauga Credit First Nation and the Huron Wendat First Nation identified concerns with the AA. Neither the 2007 or the 2021 Stage 1-2 AA referenced the Huron Wendat Indigenous Village and Ossuary by name or by the Borden Identification Number (Archaeological Site Number). The 2021 AA only briefly referenced the Borden Identification Number and identified as an “Othercamp/campsite” without any reference to the Teston Ossuary and did not refer to the policies of the 2015 York Region Archaeological Master Plan (‘YRAMP’). Both the Huron Wendat First Nation and Mississauga Credit First Nation requested that the policies of the YRAMP be followed in the context of the Block 34 East properties.

As the Subject Lands are within 1 km of a significant village site and a known ossuary site, it was initially recommended that further disturbance of site, such as topsoil removal and grading be subjected to archaeological monitoring during these works. After further engagement with First Nations communities and joint review of previous reports it was agreed that the Subject Lands would not require further archaeological monitoring. Staff are therefore applying, the Standard Archaeological Clause, which is included in the Conditions of Approval, Attachment 1a).

***The Policy Planning and Environmental Sustainability (‘PPES’) Department has no objection to the Applications***

The PPES Department has no objection to the approval of the Applications. The Owner shall ensure the provisions of the *Endangered Species Act, 2007*, S.O. 2007 are not contravened and comply with any Ministry of Environment, Conservation and Parks (‘MECP’) regulations and guidelines to protect Species at Risk and their habitat. A clause to this affect has been included in Attachment 1a of this report.

***The Development Engineering (‘DE’) Department supports the Development, subject to Conditions of Approval***

The DE Department has provided the following comments regarding the Development:

**Road Network and Transportation**

Transportation Engineering has reviewed the Transportation Mobility Plan prepared by Crozier Consulting Engineers dated May 2021 and is satisfied with the report. However, a block plan level of study will be provided to finalize the transportation network improvements in accordance with the City and Ministry of Transportation (‘MTO’) conditions. The Draft Plan (Attachment 3) will include a 0.3 m reserve that terminates at dead ends, opens side road allowance, and will be conveyed to the City. The provisions to lift the reserve will be contingent on meeting the City’s requirements including, but not limited to an updated Transportation Study that is to satisfaction of the City of Vaughan and the MTO.

The Subject lands are fronting Teston Road and will be connected to Jane Street through future east-west collector roads within the adjacent Draft Plan of Subdivision. These arterial roads will be widened to accommodate future traffic volumes. The Draft Plan will consist of 2 new municipal roads within the Subject Lands. Street 1 will be the



main north to south spine road with a minimum width of 26m. This major collector road will link the neighbouring lands to the north with Teston Road to the south. Street 2 will connect to Street 1, terminating at a cul-de-sac.

All new roads will have sidewalks on both sides. In addition, dedicated in-boulevard bike lanes will be constructed on Street 1, supplementing the larger cycling network of the City in the future. Provision of the active transportation facilities and TDM measures within each site will be further reviewed at the site plan stages.

### Noise

The Owner has provided an Environmental Noise Feasibility Report dated October 30<sup>th</sup>, 2020, by Valcoustics Canada Ltd. The report identifies noise sources impacting the Subject Lands such as: vehicular traffic from Highway 400, Jane Street and Teston Road. Other potential noise sources include HVAC equipment, loading docks and other activities associated with the contemplated commercial and employment uses. The report provides recommendations including measures such as orienting noise sources toward non-noise-sensitive receptors and the selection of quieter equipment for HVAC system.

Mitigation measures will be further defined through future Site Development applications to ensure that the proposed uses comply with the sound level limits at the neighbouring receptors.

### Water Supply Servicing

The Subject Lands are in Pressure District ('PD') 7 of the York Water Supply System. Water supply will be conveyed through a connection under Street 1 and Jane Street as identified in the Draft Plan to an existing 900mmØ watermain on Teston Road.

The Subject Lands will require an interim water servicing strategy that will be subject to York Region's approval and is required in order to service the neighbouring lands to the north which will be developed in advance of PD8 infrastructure. In order to facilitate the interim strategy, the neighbouring landowner to the north will be required to arrange with the landowners of the Subject Lands, an agreement for the design and construction of the future watermain from Teston Road to supply water service for their lands and the Subject Lands. The neighbouring landowner will be required to pay for all costs toward the additional operation and maintenance and decommissioning costs of the interim water servicing, as necessary, until the ultimate water strategy is implemented by York Region.

### Sanitary Servicing

The Draft Plan is contemplated ahead of the ultimate sanitary solution for Block 34 East. The interim sanitary strategy includes a connection to the existing 300 mm diameter sanitary sewer located south of Teston Road on Mahmood Court. The existing sanitary sewer network south of Teston Road is primarily serviced for residential land uses and did not originally account for any additional contribution to the system from Block 34 East lands (including the Subject Lands which will be used for employment and

commercial purposes). As part of the interim strategy, sanitary storage will be required. In order to accomplish this, sewer superpipes will be placed along Street 1 on the north side of Teston Road. The interim sanitary strategy for the Subject Lands will be evaluated and subject to the Interim Servicing Strategy ('ISS') Study of 2019.

#### Storm Servicing

The Subject Lands are not serviced by existing storm water management infrastructure. According to The Master Environmental Servicing Plan Addendums Block 34 East ('MESP') storm water management ponds ('SWMP') for the Subject Lands will be constructed within the neighbouring Fleur De Cap Development & Cuenca Development properties to accommodate the flow from the Subject Lands. The proposed storm sewer will be drained into the adjacent ponds located on Blocks 6 and 7 of Draft Plan 19T-20V005 as per the MESP.

#### Environmental Site Assessment ('ESA')

A Phase One ESA was undertaken and provided in support of the Applications for the Subject Lands and the neighbouring Fleur De Cap Development Inc. and Cuenca Development Inc. property. The Phase One ESA was reviewed, and its conclusions recommended a Phase Two ESA to investigate the potential environmental concerns associated with the presence of historical fuel oil storage tank, presence of fill materials, and pesticides for farming purposes. As such, the Environmental Engineering Division of the DE Department noted within the December 2020 memorandum that the Phase Two ESA be undertaken and a copy of the report provided to the City for review, including a Reliance Letter.

The Phase Two ESA concluded that subsurface environmental conditions at the Subject Lands were found to be suitable for the Draft Plan and the proposed uses. Soil and groundwater results to-date were found to have met the applicable MECP site condition standards. The Phase Two ESA also recommended that groundwater monitoring wells present on Subject Lands may be maintained for on-going monitoring purposes and decommissioned if no longer needed by a licensed well contractor in accordance with Ontario Regulation 903. Environmental Engineer has reviewed the findings of the Phase Two ESA along with the associated Reliance Letter and is satisfied with the results.

#### Grading Design/Erosion and Sediment Control

The existing topography indicates grade difference as a result of the Purpleville Creek, tributary of the Humber River traversing the Subject Lands at the northwest corner. Grading as result of the Draft Plan and subsequent Development are to occur outside the NHS block to maintain the natural integrity of the slope within valley system. Final grading and erosion mitigation measures are subject to the review and approval of the TRCA and shall meet the City lot grading criteria.

#### Block 34 East Developer's Group Agreement

The Subject Lands are located within Block 34 East plan and is subject to a Developers' Group Cost Sharing Agreement with other participating landowners. The Owners are a member of the Block 34 East Landowner's Group (i.e., Developers' Group) and is

required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 34 Trustee and the City of Vaughan. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 34 East. A condition to this effect is included in Attachment 1a.

***The Financial Planning and Development Finance Department advises Development Charges ('DCs') are applicable for the Development***

The Financial Planning and Development Finance Department requires the Owner enter into a subdivision 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 DCs. Clauses for the payment of DCs are included as standard conditions in the Subdivision Agreement

***Cash-in-lieu of the dedication of parkland is not required***

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

The Office of Infrastructure Development Department, Real Estate Services advises cash-in-lieu of the dedication of parkland payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

***The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Development, subject to the Conditions of Approval***

The PIPD Department has reviewed the trail has no objection to the Applications, subject to the Conditions of Approval contained in Attachment 1 and 1a.

***The Forestry Operations Division has no objection to the Applications, subject to the Conditions of Approval***

The Owner is required to enter into a “Tree Protection Agreement” with the City in accordance with the Vaughan Council enacted Tree Protection By-law 052-2018 and the City’s Tree Protections Protocol. A condition to this effect is included in Attachment 1a of this report.

***The TRCA has no objection to the Applications***

The TRCA has no objection to the Applications, subject to their conditions included in Attachment 1c of this report.

The TRCA supports the Applications provided the access roads to the Stormwater Management Pond be located outside the NHS Blocks and the related buffer zone. The TRCA notes that the NHS blocks are to be free of grading encroachments as well as any proposed trail plan associated with the Draft Plan. The TRCA confirms that the NHS

blocks are to be conveyed into public ownership as identified in their Conditions of Approval found in Attachment 1c.

The TRCA has also issued C-Permits for the re-location and loss of wetlands within the NHS blocks. The permits follow the description prescribed in the MESP and are required in order to alter the PSWs identified on the Subject Lands and neighbouring Fleur De Cap Development Inc. & Cuenca Development Inc. property. Final NHS limits and boundaries are to be verified by the TRCA prior to final approval.

***The MTO has no objection to the Development***

The MTO has no objection to the Applications provided that any new buildings/structures (including internal roads) above and below ground (including SWMP) be setback a minimum distance of 14 m from the Hwy 400 property line. The Owners are also required to provide a Traffic Impact Study, for the entire Block 34 East, prepared in accordance with the Ministry's guidelines, addressing the anticipated traffic volumes and their impact on Hwy 400/Teston Road interchange prior to final approval. The Conditions of Approval from MTO are contained in Attachment 1d and 1d) a.

***Canada Post has no objection to the Development, subject to Conditions of Approval***

Canada Post has no objection to the Development, subject to their Conditions of Approval in Attachment 1f).

***The various utility companies have no objection to the Development, subject to Conditions of Approval***

Bell Canada, Enbridge Gas and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval in Attachments 1e, 1g and 1h respectively. Rogers Communications and Hydro One Networks Inc. have no objection to the Applications.

**Financial Impact.**

There are no financial requirements for new funding associated with this report.

**Broader Regional Impacts/Considerations**

York Region has no objections to the Applications, subject to their comments and Conditions of Approval included in Attachment 1b).

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.033 and 19T-20V006 in consideration of the applicable policies of the Provincial Policy Statement 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, the YROP, VOP 2010, OPA 450 as amended by OPA 637 the 400 North Employment Lands Secondary Plan, Zoning By-

law 1-88, comments from the public, City Departments and external public agencies, and the surrounding existing and planned land use context.

The proposed Development for the Subject Lands are consistent with the policies of the PPS and conforms to the Growth Plan, the YROP, and VOP 2010, specifically the 400 North Employment Lands Secondary Plan. The Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report and the Conditions of Approval set out in Attachment 1.

**For more information**, please contact: OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-20V006
4. Final Block 34 East Plan, dated June 2022

### **Prepared by**

OluwaKemi (Kemi) Apanisile, Planner, ext. 8210  
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### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager

**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V006 (THE 'PLAN')  
LORWOOD HOLDINGS INC.  
( 'THE OWNER' )  
PART LOT 26, CONCESSION 5, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT  
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF 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 in Attachment No. 1a).
2. The Conditions of Approval of York Region set out in Attachment No. 1b) and dated March 11, 2022.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 1c and dated December 15, 2021.
4. The Conditions of Approval from the Ministry of Transportation as set out in Attachment No. 1d and 1d)a and dated December 16, 2020 & dated January 31, 2022.
5. The Conditions of Approval from Bell Canada as set out in Attachment No. 1e and dated January 7, 2021.
6. The Conditions of Approval from Canada Post as set out in Attachment No. 1f and dated November 27, 2020.
7. The Conditions of Approval from Enbridge Gas Inc. as set out in Attachment No. 1g and dated February 3, 2021.
8. The Conditions of Approval from Alectra Utilities as set out in Attachment 1h and dated May 11, 2020.

## Clearances

1. The City shall advise that the Conditions contained in 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 contained in 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 Conditions contained in Attachment No. 1c has been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Ministry of Transportation shall advise that the Conditions contained in Attachment No. 1d and 1d)a have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions contained in Attachment No. 1e have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions contained in Attachment No. 1f have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Inc. shall advise that the Conditions contained in Attachment No. 1g have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Alectra Utilities shall advise that the Conditions contained in Attachment No. 1h have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT NO. 1a**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V006 (THE 'PLAN')  
LORWOOD HOLDINGS INC.  
( 'THE OWNER' )  
PART LOT 26, CONCESSION 5, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT  
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE PLAN,  
ARE AS FOLLOWS:**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Humphries Planning Group Inc., DWG. No. – A1, dated May 9, 2022, (the 'Plan').
2. The lands within the 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 pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a subdivision 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 roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
7. 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 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.



8. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
9. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
10. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
11. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement 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.
12. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft 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.
13. The Owner shall agree in the subdivision agreement 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.
  14. The Owner shall agree in the subdivision agreement 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 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.
17. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
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 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 or until assumption of the Plan. 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.
20. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the draft plan, to the satisfaction of the City.
21. The Owner shall agree in the subdivision agreement that Blocks 1, 2 and 4 shall be developed only in conjunction with abutting lands in Draft Plan File 19T-20V005. The City shall not issue a building permit for the subject Blocks until the lands are combined to the satisfaction of the City.
22. 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.
23. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
24. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench

within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

25. 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.
26. 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.
27. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - (a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - (b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - (c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - (d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

28. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- (a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
  - (b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
  - (c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - (d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
29. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
30. The Owner shall agree in the subdivision agreement to construct a 1.5-metre-high black vinyl chain link fence along the limits of the employment blocks where they abut the open space, valley/woodlot, and/or park blocks to the satisfaction of the City.
31. Prior to final approval of the Plan, the Owner shall convey, free of all costs and encumbrances, the required stormwater management pond Blocks 6 and 7 based on the updated/revised SWM report to accommodate the required

stormwater management controls, that may include additional lands and/or changes to the lotting pattern, to the satisfaction of the City.

32. The Owner shall agree in the subdivision agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
  - i) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - a) Bacteriological Analysis – total coliform and E-coli counts
    - b) Chemical Analysis – Nitrate Test
    - c) Water level measurement below existing grade
  - ii) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
  - iii) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
  - iv) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
  - v) If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
33. Prior to final approval of the Plan, the Owner shall submit an updated Transportation Management Plan (TMP) to the satisfaction of the City.
34. Prior to final approval of the Plan, The Block 34 East Landowners Group Inc. will be required to address all the Block Plan comments and submit an updated Transportation Mobility Plan to the satisfaction of Development Engineering. Any mitigation measures identified through the updated Transportation Mobility Plan will be the responsibility of The Block 34 East Landowners Group Inc. The Block 34 East Landowners Group Inc. shall agree in an agreement with the City to implement the recommendations of the transportation report, to the satisfaction of the

City. The Owner will be responsible to undertake the works in case The Block 34 East Landowners Group Inc. fails to fulfill its obligations, and when requested by the City.

35. (a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 34 East to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 34 East. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy". If required, non-participating Owners shall be required to pay additional cash-in-lieu to the City.

- (b) Prior to final approval of the Plan, the Trustee for the Block 34 East Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 34 East Cost Sharing Agreement.
36. Prior to final approval of the Plan, the Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
37. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
38. Prior to 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 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 final approval of the Plan, 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 the City.

40. The Owner shall agree in the subdivision agreement for each phase of the Plan for a cost contribution to the City for the cost of the proposed site-specific stormwater management system. Cost contribution is based on the extra cost for operation and maintenance of the facilities through its 50-year life cycle as well as the replacement cost of the proposed stormwater management facility versus a conventional stormwater management facility to the satisfaction of the City. The cost amount will be calculated at the time of preparation of the subdivision agreement for each phase of the Plan.
41. The Owner, at his own expense, shall agree to design, front-end finance and construct an interim in-line sanitary storage system (to capture wet-weather flows only), to the satisfaction of the City.
42. The Owner, at his own expense, shall agree to decommission the interim infrastructure at the appropriate time, to the satisfaction of the City.
43. The Owner, at his own expense, shall agree to design, front-end finance and construct one sanitary sewer segment on Waterside Crescent (if required), to the satisfaction of the City.
44. The Owner, at his own expense, shall agree to design, front-end finance and construct the ultimate sanitary sewage system to connect to York Region's Jane Street Sanitary Trunk Sewer at the appropriate time, to the satisfaction of the City.
45. Prior to final approval of the Plan, the Owner shall provide the City with a letter of credit in an amount of \$802,560.00 (\$729,600.00 plus 10% Engineering Fee = \$802,560.00) as security for its contribution towards the cost of the future construction works (including decommissioning of interim works) of Ultimate Sanitary Sewer connection to the York Region Trunk Sewer which will be completed in 2028 on Jane Street..
46. The City has initiated a Servicing Master Plan Update, Integrated Urban Water Master Plan Class EA (IUW-MP). The Study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan Review. External servicing requirements and/or improvements may be required and shall conform to the conclusions and recommendations of the City's ongoing Integrated Urban Water Master Plan EA to the satisfaction of the City.
47. Prior to final approval of the Plan, the Owner shall prepare all functional design and analysis work to support the MESP and Block Plan. The report/plan shall be submitted to the Region of York and the City for review and approval. The

Owner shall agree to implement the recommendations of the functional report/plan to the satisfaction of the City and York Region.

48. The following development charge related Engineering Infrastructure works / improvements should be considered as part of this development application:
  - Block 34 North-South Collector Road – Kirby Road to Teston Road.
  - Sidewalk & Streetlighting Project – Teston Rd – North Side – Mosque Gate to Jane St.
  - Sidewalk & Streetlighting Project – Jane St – West Side – Teston Rd to Kirby Rd
  - Sidewalk & Streetlighting (Sidewalk Only) Project – Teston Rd – North Side – Weston Rd to Mosque Gate
49. The City's Interim Servicing Strategy (ISS) developed servicing strategies to safely accommodate future developments within the City's existing infrastructure on an interim basis before Regional infrastructure becomes available in 2028 and beyond. Site servicing plans and risk management strategies for interim servicing shall conform to the conclusions and recommendations of the ISS Study.
50. The City has initiated a Servicing Master Plan update (Integrated Urban Water Master Plan EA) to assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan Review. The site servicing plans (ultimate condition) shall conform to the conclusions and recommendations of the Integrated Urban Water Master Plan EA. Financial commitments may be secured for the costs associated with implementing the recommendations of the on-going Integrated Urban Water Master Plan EA to the satisfaction of the City.
51. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
52. To meet dedication requirements under the Planning Act, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-Law 130-90, as amended by 205-2012, payment-in-lieu of parkland shall be provided. Real Estate Services shall review and provide comments as required.
53. The Owner/Applicant is required to submit a revised Trail Feasibility Plan, addressing comments provided by PIPD staff, including addressing safety concerns with the proposed alignment when connecting to Teston Road in proximity to the existing off-ramp and due to the lack of cycling infrastructure. The revised suggested alignment is redlined in Appendix I;



54. Prior to the execution of the subdivision agreement, the Owner shall design and agree to construct all proposed trails alignment in accordance with the approved Trail Feasibility Plan and Landscape Master Plan to the satisfaction of and at no cost to the City including but not limited to the following:

- Meeting the City's trail requirements;
- Obtaining and securing necessary approvals from relevant agencies including MTO, York Region and the TRCA
- Securing the necessary approvals and temporary access easements to construct the trail with the MTO and/or York Region Teston Road ROW lands if required;
- Providing a geotechnical/slope stability assessment and grading details;
- Meeting the Accessibility Design Guidelines for York Regional Forest Trails Details on drainage and any culvert crossing(s), if required;
- Developing an erosion and sediment control plan;
- Assessing the impact on existing vegetation and proposed vegetation removals, if required, and landscape restoration planting plan(s); and
- Creation of separate blocks to be conveyed into City ownership if the section of trail within the Teston Road ROW is deemed to be unfeasible.

The Owner/Applicant shall agree that upon confirmation of the final proposed trails alignment, and prior to registration of the plan, the Owner/Applicant shall complete multi-use trail construction drawings and details based on the approved Trails Feasibility Plan, to the satisfaction of the TRCA and the City. The Owner/Applicant shall submit a cost estimate for the construction of the trail and submit a Letter of Credit to the City for the full cost of construction of the trail system, to be released by the City once deemed substantially complete, and after two (2) growing seasons for any installed plant material. The Owner shall agree to construct all multi-use trails in accordance with the approved Trail Construction Drawings and Details, to the satisfaction of and at no cost to the City.

55. The Owner/Applicant shall agree to submit a revised Pedestrian and Bicycle Circulation Plan, if required, subject to confirmation of the final trail alignment.
56. The Owner/Applicant shall agree to dedicate the open space valleylands (Block 3), and all ecological buffer/setback areas into public ownership, either to the TRCA or the City of Vaughan, free of all charges and encumbrances.
57. If the section of trail within the Teston Road ROW is deemed to be unfeasible, the portion of Block 2 (Service Node) through which the public trail traverses, as shown in approved Trail Construction Drawings, shall be conveyed into City ownership.
58. Prior to Plan registration, should the lands be conveyed to any agency or entity other than the City of Vaughan, the Owner shall agree to convey a blanket

easement on the whole of the open space valleylands (Block 3), and all ecological buffer/setback areas into public ownership, for the purposes of public access and the construction and maintenance of a future public trail over a portion of the blanket easement Lands.

59. The following condition shall be included in the Subdivision Agreement, should the open space lands not be conveyed to the City:

“Upon execution of the agreement, the Owner agrees to convey a blanket easement (the “Blanket Easement”) on the whole of the open space valleylands (Block 3), and all ecological buffer/setback areas (“the “Blanket Easement Lands”), in favour of the City of Vaughan for the purposes of public access and the construction and maintenance of a future public trail/walkway (the “Public Trail/Walkway”) over the portion of the Blanket Easement Lands. The Owner agrees that the Blanket Easement shall remain on the subject lands until the following are completed at no cost and to the satisfaction of the City: (i) a reference plan showing the location of the Public Trail/Walkway and associated structures on a portion of the Blanket Easement Lands, is prepared and deposited on title to the satisfaction of the City of Vaughan; (ii) the construction of the Public Trail/Walkway has been completed; and (iii) an easement for the Public Trail/walkway has been registered on title. Upon occurrence of items (i), (ii), and (iii), the City shall register, a Transfer, Release and Abandonment of the Blanket Easement.”

60. Prior to final approval, 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 the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City’s Tree Protection Protocol
- All replacement trees in the natural areas shall be native species to Canada
- The Owner shall not remove trees without written approval by the City
- The Owner shall enter into a tree protection agreement in accordance with the City Council enacted Tree By-Law 052-2018

61. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2021); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review

- This fee will include staff’s review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan,

architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.

- In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
62. Prior to final approval, the owner shall prepare a landscape master plan. The document must articulate how the design and concept is consistent with the performance standards outlined 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:
- Co-ordination of the urban design/streetscape elements including built form and street tree planting
  - The appropriate edge treatments and landscaping along Jane Street, Teston Road, and Highway 400 with low-maintenance plant material.
  - Edge restoration along the natural heritage system blocks
  - Trail system within the natural heritage and storm water management pond blocks
  - Sustainability design practices/guidelines
63. Prior to final approval, the owner shall prepare architectural control design guidelines. The document must articulate how the design and concept is consistent with the performance standards outlined 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:
- Appropriate flankage elevations along, Teston Road.
64. Prior to final approval, the owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
- The program shall present a set of metrics to quantify the sustainability performance of new development projects.
65. Prior to final approval, the owner shall provide buffer blocks abutting the natural heritage system blocks in accordance with TRCA policies along employment and commercial blocks.
66. Prior to final approval, 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 metre zone inside the staked

edges, and areas where the open space land 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 metre zone within all staked open space land 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 prior to assumption of the subdivision
67. The owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the employment blocks that abut the open space lands and associated buffer blocks.
68. The owner shall convey open space blocks and associated buffer blocks to the TRCA or the City free of all cost and encumbrances.
69. The owner shall agree in the subdivision agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.
70. (Note # 70 is a Clause): The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act*, 2007, S.O.2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan or the related Subdivision Agreement or future Site Plan Agreement, the Owner must comply with the provisions of the *Act*
71. Prior to final Draft Plan approval, the applicant must submit a letter to Cultural Heritage staff to request the formal removal of the property known as 3180 Teston from the municipal heritage inventory.
72. For the lands that have been specifically subjected to Stage 4 assessment and received a letter of concurrence and acceptance from the Ministry of Heritage, Tourism, Sport and Culture Industries, no further field work is necessitated and the Standard Archaeological Condition shall be applied in the following manner:
- a. *Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Heritage, Tourism, Sport and Culture Industries and the City*

*of Vaughan's Development Planning Department shall be notified immediately.*

- b. *In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the City of Vaughan's Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.*

- 73. Subdivision file 19T-20V006 shall comply to the Block 34 East Plan to the satisfaction of the Development Planning Department.

## APPENDIX I





March 11, 2022

Mr. OluwaKemi (Kemi) Apanisile, Development Planning  
Ms. Armine Hassakourians, Policy Planning and Special Programs  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: OluwaKemi (Kemi) Apanisile, Planner  
Armine Hassakourians, Program Manager – Yonge/Steeles

**RE: Block 34 East – Block Plan Submission (BLK.19.V.0001 (BL.34E.2014))  
Draft Plan of Subdivision 19T-20V006 (SUBP.20.V.0034)  
Part of Lot 26, Concession 5  
3180 Teston Road  
(Lorwood Holdings Inc.)  
City of Vaughan**

Further to York Region's comment letter dated January 19, 2022 providing technical transportation comments on Block 34 East, the Region is satisfied with the submitted documents and supports the approval of the block plan. Technical requirements of the block plan are included as conditions of draft approval for each respective draft plan of subdivision within Block 34 East.

York Region has now completed its review of the above noted draft plan of subdivision prepared by Humphries Planning Group Inc., Drawing No. A1, last revised on May 7, 2021 and signed by the surveyor on April 7, 2021. The proposed development is located at 3180 Teston Road, on the north side of Teston Road, west of Jane Street, in the City of Vaughan. The proposal is comprised of blocks for general employment service node, open space, future development, reserves and roads, within a 6.4 ha site.

#### **Water Resources**

The applicant is advised that the property is located within a Significant Groundwater Recharge Area (SGRA). As such the CTC Source Protection Plan water quantity recharge policy and York Region Official Plan Low Impact Development policy 2.3.41 will apply. The proponent should maximize infiltration at the site using best management practices. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide by Credit Valley Conservation Authority. The contact person for this requirement is

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1  
Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)  
Internet: [www.york.ca](http://www.york.ca)

Don Ford at TRCA. The approving body for compliance with the policy will be the local municipality.

**Summary**

York Region has no objection to approval of the block plan and draft plan of subject to the attached Schedule of Clauses/Conditions for the draft plan of subdivision. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

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.

Yours truly,



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

JW/

Copy to: TRCA

Attachment (1): Schedule of Clauses/Conditions



**Schedule of Clauses/Conditions  
19T-20V006 (SUBP.20.V.0034)  
Part of Lot 26, Concession 5  
3180 Teston Road  
(Lorwood Holdings Inc.)  
City of Vaughan**

Re: Humphries Planning Group Inc., Drawing No. A1, last revised on May 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 provide accesses via local roads, where appropriate. If accesses are proposed onto Regional roads, it shall meet the recommendations of the Region's Access Guidelines, including, but not limited to, minimum intersection spacing, exclusive right-turn and left-turn lanes, daylight triangles, as well as appropriate analysis must be provided for review at the subsequent stages for the development applications.
3. The Owner shall provide direct shared pedestrian and cycling connections to the boundary roadways and adjacent developments to support public transit and active transportation.
4. The Owner shall implement the recommendations of the Transportation Mobility Plan Study, including TDM measures and incentives, as approved by the Region.
5. The Owner shall agree to allow for the access shown in the Draft Plan of Subdivision to be designed and constructed as a shared access with the lands to the east described as 19T-20V005 ("the Shared Access") and shall execute any pertinent agreement(s) with the owner of the lands to the east ("East Owner") in this regard.
6. The Owner shall agree to cooperate with the East Owner to:
  - a) Negotiate and complete such agreement(s) as may be required in order to establish the Shared Access with the East Owner, which shall be at no cost to the Region;
  - b) Provide and allow a vehicular interconnection with an access easement between the subject lands and the East Owner's property, which interconnection and access easement shall allow and the East Owner's property at the Shared Access.
7. The Owner shall agree to provide written confirmation to the Region that arrangements have been made with the East Owner to construct the Shared Access, including any agreement(s)

and easements to facilitate the vehicular ingress and egress between the subject lands and the East Owner's property.

8. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
9. 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.
10. The Owner shall include the following warning clause with respect to the lots or blocks affected:

"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."
11. 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.
12. The Owner shall agree that prior to the development approval of Block 2, that access to Block 2 shall be via the internal road network and direct access to Teston Road will not be permitted.
13. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

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

14. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
15. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services and the Infrastructure Asset Management Branch for record.
16. The Owner shall provide a comprehensive Transportation Mobility Plan Study (TMPS) as per the Region Mobility Plan Guidelines to the satisfaction of York Region. The TMPS shall include the following:
  - a) A Terms of Reference shall be prepared prior commencement of the TMPS in consultation with Regional staff.
  - b) The TMPS study area shall include the block plan area. The TMPS shall also include other developments in the area such as Block 27 as background developments.
  - c) The TMPS shall identify transportation infrastructure improvements required to accommodate the Block 34 East developments.
  - d) The TMPS shall include an implementation and financial strategy to implement the transportation infrastructure improvements required to accommodate developments within Block 34 East. The financial strategy shall also formulate a plan should any of the roadway improvements in Region's 10-Year Roads Construction Program are required to be expedited. The financial strategy shall also assign responsibility to implement the roadway improvements associated with each phase of development.
  - e) The TMPS shall include a table detailing the phases of development and the associated roadway improvements required to accommodate each phase.
  - f) Exclusive left turn and right turn lanes be provided at all full-moves intersections proposed onto Jane Street and Teston Road. All intersection designs shall be consistent with the Region's design standards and requirement, including: required storage length, taper, daylight triangles, radius and access spacing. Regional standard design templates are available at [www.york.ca](http://www.york.ca) under "Construction Design Guidelines and Standards".
  - g) York Region Transit shall be consulted with regards to transit route planning and recommendations. All public roads shall be designed to accommodate transit buses.
  - h) The applicant is advised that Jane Street and Teston Road are considered commuter roads and minimum signal spacing is 300 metres between signalized and unsignalized intersections (that will have a potential for signalization in the future).
  - i) The TMPS shall include steps/measures taken to calibrate/validate existing condition intersection analysis.
  - j) PHF factors shall be based on actual traffic counts.
  - k) Any variations from the Regional standards will require field studies to support the adjustments. Additionally, lane utilization for HOV lanes should not be more than 50% capacity of the adjacent general purpose lanes.

- l) Trip generation rates for the development shall be based on the ITE trip generation rates. Any deviation from the ITE rates shall be approved by the Region in advance.
  - m) The traffic data collected used in the Study shall not be more than three years old and shall represent typical conditions.
17. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
  - l) Functional Servicing Report (water, sanitary and storm services);
  - m) Water supply and distribution report;
  - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
    - o Disinfection Plan
    - o MOECC Form 1- Record of Watermains Authorized as a Future Alteration;
  - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
18. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
19. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any

supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.

20. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
21. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
22. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
23. The Owner shall have prepared by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region's right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Master or Secondary Plan or as required by Urban and Architectural Design Guidelines.
24. The Owner shall 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.
25. 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.

26. 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) A widening across the full frontage of the site where it abuts Teston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Teston Road,
  - b) A 15 metre by 15 metre daylight triangle at the north-west corner of Teston Road and Street 'A' intersection,
  - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Teston Road, and
  - d) An additional 2 metre widening, 70 metres in length, together with an 80 metre taper for the purpose of a westbound right turn lane at the intersection of Teston Road and Street 'A', unless otherwise recommended in the Transportation Assessment Report.
27. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
28. The Owner shall demonstrate, to the satisfaction of Development Engineering, that Street 'A' shall be designed to intersect Teston Road at a right angle, or on a common tangent and shall be located directly opposite to Mosque Gate.

29. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat of width of Street 'A' shall be designed to accommodate the recommendations of the transportation report approved by York Region.
30. The intersection of Teston Road and Street 'A' shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
31. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
32. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
33. 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.
34. The Regional Corporate Services Department shall advise that Conditions 1 to 33 inclusive, have been satisfied.



**Toronto and Region  
Conservation  
Authority**

December 16, 2021

CFN 62602.09  
63914, 63915, 62602.8 & 50712

**SENT BY E-MAIL (Kemi.Apanisile@vaughan.ca)**

Kemi Apanisile  
Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mr. Apanisile:

**Re: Proposed Draft Plan of Subdivision File 19T-20V006 & Related Zoning By-law  
Amendment Z.20.033 for 3180 Teston Road, Block 34E, City of Vaughan**

The purpose of this letter is to provide TRCA staff comments in support of applications for Draft Plan of Subdivision and Zoning By-Law Amendment on the above noted property in the City of Vaughan related to the second submission received June 10, 2021. A list of the reviewed materials can be found in Appendix 'A.'

### **Background**

The Block 34E MESP was circulated in July 2021 and comments have been provided in a separate letter dated August 13, 2021. Due to advancements in all the planning and development applications associated with this property, TRCA is now able to provide draft plan of subdivision conditions that address any minor outstanding matters and ensure the subdivision develops in accordance with the requirements of TRCA. In requesting these conditions, TRCA acknowledges that the development process associated with this property is unusual as the entire development process has been taking place concurrently. Permits for grading have been provided in advance of draft plan approval and zoning.

### **Comments**

TRCA has no objection to the approval of the Draft Plan of Subdivision prepared by Humphries Planning dated May 7, 2021 subject to the following adjustments:

1. Clarify the limits of Block 3 and locate the limit of Block 3 outside of the Natural Heritage System. Clearly identify the limit of Block 3 as being the line identified as "Proposed NHS Limit of Development" and remove the grey shading from the draft plan.

TRCA is in the process of discussing these limits with the landowner. We have received a proposed grading plan and are awaiting a revised trail plan to advance discussions with the City and owner.

The Draft Zoning By-law Amendment for the Lorwood site requires amendment to reflect the limits of the Natural Heritage System (NHS) and to zone the NHS OS1 consistent with the rest of the NHS. The northwest corner of the site is inappropriately proposed to be zoned EM2 and should be OS1 to reflect the limits of the NHS as described in the MESP and related reports.



Please note that this letter is based on TRCA's current legislation, regulations and policies, which may change from time to time. Any future development proposal would be subject to the policies and regulation in effect at the time of application.

We appreciate the City's support and TRCA staff will continue to work closely with the applicant and the City.

Please notify TRCA of any decisions made by the City on these applications, or any appeals made by any party in respect of these applications.

**Fees**

By copy of this letter, we thank the applicant for the submission of application fees for the Draft Plan of Subdivision in the amount of \$50,675.00 (as per TRCA Planning Fee Schedule of February 2018). An additional clearance fee will be charged prior to registration based on the fee schedule in effect at the time of the clearance request.

We trust this letter is of assistance. Should you have any questions, please contact the undersigned at extension 5756 or email [June.little@trca.ca](mailto:June.little@trca.ca)

With Regards,



June Little, RPP, MCIP

Senior Manager

Development Planning and Permits | Development and Engineering Services

cc: Rosemarie Humphries, Humphries Planning; [rhumphries@humphriesplanning.com](mailto:rhumphries@humphriesplanning.com)  
Ali Shirazi, TRCA; [ali.shirazi@trca.ca](mailto:ali.shirazi@trca.ca)  
Dan Hipple, TRCA; [dan.hipple@trca.ca](mailto:dan.hipple@trca.ca)  
Alison MacLennan, TRCA; [alison.maclennan@trca.ca](mailto:alison.maclennan@trca.ca)  
Maria Parish, TRCA; [maria.parish@trca.ca](mailto:maria.parish@trca.ca)

**Appendix 'A': List of Materials Reviewed****Submission 2**

*The following materials were received by TRCA on June 10, 2021*

- Comment Response Matrix dated May 2021
- Block 34 East Landscape Master Plan Vision by MBTW dated May 2021
- Cover letter by Humphries Planning Group dated May 20, 2021
- DWG A1 Draft Plan of Subdivision by Humphries Planning dated May 7, 2021
- Environmental Impact Study, prepared by Savanta, dated April 2021
- Functional Servicing and Stormwater Management Report DG and Lorwood Development by Schaeffers Consulting dated May 2021
- Master Environmental Servicing Plan by Schaeffers et al, dated March 2021
- MNRF Letter to TRCA dated December 8, 2020
- Letter concerning MTO Drainage by Schaeffers Consulting to KLM Planning dated December 10, 2020
- Letter of Reliance for Phase 1 ESA by EXP to Vaughan dated April 12, 2021
- Drawing TR1 – Trail Feasibility Plan by MBTW dated April 2021

**Submission 1**

*The following materials were received by TRCA on November 24, 2020*

- Functional Servicing and Stormwater Management Report DG and Lorwood Development, prepared October 2020 by Schaeffers Consulting
- Environmental Impact Study, prepared by Savanta, dated October 2020,
- Arborist Report and Tree Protection Plan, prepared by Savanta, dated October 2020;
- Restoration, Edge Management and Monitoring Plan, prepared by Savanta, dated October 2020;
- Draft Zoning Bylaw (Lorwood Holdings Inc.), dated November 2, 2020;
- Draft Zoning Bylaw (DG Group), dated November, 2020;
- Draft Plan of Subdivision (Lorwood Holdings Inc.), dated October 13, 2020;
- Draft Plan of Subdivision (DG Group), dated October 22, 2020;
- Master Environmental Servicing Plan by Schaeffers et al, dated June 2020
- Planning Justification Report by KLM dated November 2020
- Landscape Master Plan by MBTW dated October 2020

**Appendix 'B': TRCA Draft Plan Conditions**

***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 the conditions and comments accordingly.***

TRCA requests the following conditions be included:

1. These conditions relate to Draft Plan of Subdivision for Part of Lot 26, Concession 5, Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York, prepared by Humphries Planning Group, dated May 7, 2021 subject to the following adjustment:
  - a) Clearly identify the limit of Block 3 outside of the Natural Heritage System to the satisfaction of TRCA.
2. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval to the satisfaction of TRCA.
3. Prior to registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the adjusted lot/block lines, additional lots/blocks and any other required revisions to the satisfaction of the City of Vaughan and TRCA.
4. That, prior to final registration, the Owner pays all applicable review / clearance fees and any outstanding fees to the TRCA, in accordance with TRCA's fee schedule in effect at the time clearance is requested.
5. That the Owner provide a copy of: the fully executed subdivision agreement, the approved zoning by-law or amendment, confirmation that all TRCA applicable requirements for land conveyance have been met, and the clearance fees (as required within the TRCA Fee Schedule), to TRCA in order to obtain clearance of TRCA's conditions of draft plan approval. If the subdivision is being registered in phases, then all TRCA conditions related to the phase must be satisfied and fees paid for clearance for each phase.
6. Prior to a request for an extension of Draft Approval of any part of this subdivision, the Owner shall consult with the TRCA with respect to whether the draft plan conditions, MESP and technical studies submitted in support of this development meet current day requirements, and that, prior to extension of Draft Plan Approval, the Owner update any studies and plans and conditions, as required by TRCA, to reflect such requirements to the satisfaction of TRCA.
7. That vehicular access to the NHS/valley land Block 3 be provided to the satisfaction of the City or TRCA.
8. That prior to the registration of this plan or any phase thereof, the Owner prepare a report that assesses the technical feasibility of creating pedestrian connections/trails outside of the Natural Heritage System (NHS), or alternatively if in the area Regulated by TRCA, be located to the satisfaction of TRCA in locations that ensure protection of

the natural features, relocated features, and the public from natural hazards (flooding, geotechnical and slope instability). The geotechnical impact of disturbance and grading is to be assessed where the proposed trail results in grading, filling, excavation and/or a significant change in stormwater and drainage patterns resulting in erosion and triggering potential long-term instability. An archaeological assessment is required for the trail locations.

9. 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:
    - a. Detailed plans illustrating the topsoil stripping proposal including but not limited to: the location of stock piles, their maximum height and side slopes (to ensure it is not too high or too steep and slides), staging and methodology; and
    - b. 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.
    - c. 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.
  11. That the implementing zoning by-law place the adjusted portion of Block 3 into an open space, or other suitable environmental zoning category, which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of TRCA.
  12. That the implementing zoning by-law be prepared to the satisfaction of TRCA.
  13. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA to:
    - A. Carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and technical details of the plans supported by TRCA in accordance with TRCA's reporting and implementation requirements as follows:
      - Master Environmental Servicing Plan and Addendums – Block 34 East, prepared by Schaeffers Consulting Engineers received June 10, 2021, and as amended to reflect TRCA's Comment Letter of September 8, 2021
      - Functional Servicing Report and Stormwater Management Report DG Lorwood Development Block 34E City of Vaughan, May 2021, by Schaeffers Consulting Engineers;
      - Arborist Report and Tree Protection Plan Block 34 East: DG Group and Lorwood Holdings Inc., City of Vaughan, Ontario, dated October 2020 by Savanta
      - Environmental Impact Study Block 34 East - DG Group and Lorwood Holdings Inc. Vaughan, Ontario, April 2021 by Savanta and as amended to reflect TRCA's Comment Letter of September 8, 2021
      - Block 34 East Master Landscape Plan dated October 2020 by MBTW
      - Drawing TR1 – Trail Feasibility Plan by MBTW dated April 2021 as amended in response to TRCA's comment letter of September 8, 2021.
- as may be amended, to the satisfaction of TRCA and the City of Vaughan.

B. Submit detailed reports and implementing plans consistent with the above reports addressing the following:

- a. A description of the storm drainage system (quantity, quality, water balance, and erosion control) to service the proposed development on the subject lands and on external lands, and how it will comply with all related TRCA requirements:
  - i. 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;
  - ii. Appropriate stormwater management techniques which may be required to control minor and major flows;
- b. Appropriate Stormwater Management Practices (SWMPs) to be used during construction, during any periods in which interim servicing is required, as well as permanently, 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 system, both aquatic and terrestrial;
- c. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on erosion and siltation on-site and/or downstream areas and/or discharge to wetland areas during and after construction;
- d. 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 Ministry of the Environment, Conservation and Parks (MECP), City of Vaughan, TRCA and CTC Source Protection Plan criteria;
- e. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
- f. Geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management ponds;
- g. Proposed measures to promote infiltration and maintain water balance for the plan area;
- h. Proposed measures to maintain feature-based water balance to relocated features and to mitigate impacts to the relocated features and any other natural features that have been assessed to be potentially impacted by the development;
- i. A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management pond and for the final design of site grading. The recommendations of the subsurface assessment will be used to inform the final design and construction plans for both interim and ultimate stormwater management ponds and overall site grading. Proposed measures to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management ponds;
- j. 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;

- k. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated environmental buffers;
  - l. All applicable plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands owned by TRCA, City of Vaughan, or lands to be conveyed to a public agency as part of this plan of subdivision or on environmental lands adjacent to this plan of subdivision unless in accordance with the approved Master Servicing Plan and/or with prior authorization by TRCA and City of Vaughan;
  - m. Grading cross-sections and details across the site, including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, stormwater management pond (where applicable), transition to the adjacent tableland areas/lots, interim stabilization of the slopes/disturbed areas, and supporting geotechnical/soils analyses;
  - n. 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;
  - o. comprehensive edge management plan/restoration planting plan for the Natural Heritage System within adjusted Block 3.
- C. To provide confirmation from a certified professional, when construction is completed for matters outlined in A and B above, that the plans/reports/studies have been implemented pursuant to the TRCA approved plans and reports. This will include but is not limited to the submission of as-built drawings, site photos, inspection/monitoring reports and written certification by the consulting engineer, ecologist and/or other professionals as deemed necessary by TRCA.
- D. To obtain and comply with 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, including the installation, maintenance and monitoring of all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA, the municipality and other agencies having jurisdiction.
- E. To carry out or cause to be carried out the cleaning-out and maintenance of all stormwater management and LID infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Vaughan.
- F. That all works, including all grading, site alterations, construction staging, and materials and equipment associated with these activities, will not encroach or be placed on lands owned by the TRCA or lands to be conveyed to a public agency as part of this plan of subdivision or on environmental lands adjacent to this plan of subdivision.
- G. That grading shall not be permitted within the Natural Heritage System or within the established environmental buffers unless otherwise agreed upon by the City and the TRCA. All areas to be protected must be effectively isolated through fencing or other appropriate measures prior to any site alteration being initiated.
- H. To complete and implement an erosion and sediment control report and plans including proposed measures for controlling or minimizing erosion and siltation on-

- site and/or in downstream areas during and after construction. The Plan shall be prepared in accordance with SISIC requirements.
- I. To prepare and implement an outreach plan and communications strategy to include, but not necessarily be limited to, education materials and signage related to the ecological importance of the natural heritage system and clean water collector system. The signs shall be posted, and the materials provided to purchasers.
14. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
    - a. To erect a permanent fence along the employment lands that abut the open space lands and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of the City or TRCA;
    - b. To prohibit grading works within the Natural Heritage System open space lands unless approved by TRCA;
    - c. To prohibit retaining walls in or adjacent to the Natural Heritage System open space lands unless approved by TRCA.
  15. That prior to site alteration and registration of this plan or any phase thereof, the Owner 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.
  16. That the Owner, in the subdivision agreement, agree to include a warning clause in all agreements of purchase and sale, and that such information be provided on all community information maps and promotional sales materials for lot(s) adjacent to adjusted Block 3 (environmental protection block and associated buffers), which identifies that a natural environmental restoration block is being provided adjacent to the subject property and that this block is considered to be part of the publicly owned environmental protection area and will remain in a naturalized state. Private uses are not permitted on these lands. Uses such as private picnic; barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the environmental protection lands such as private gates are prohibited.
  17. That the Owner, in the subdivision agreement, agree to include a warning clause in all agreements of purchase and sale, to include appropriate clauses in all agreements of purchase and sale agreements, for lots and blocks on which stormwater management measures (such as clean water collectors, bioswales, infiltration galleries, vegetated buffers, increased top soil depth, etc.) are being constructed or incorporated to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require
  18. The Owner shall agree in the subdivision agreement, to convey into public ownership, the open space valley land and minimum vegetation protection zone/buffers described,

and Block 3 as adjusted, on the Draft Plan of Subdivision by Humphries Planning dated May 7, 2021, free of all encumbrances and at no cost to the public body, including legal costs and any third party consultant costs required to effect the conveyance, to the satisfaction of the City of Vaughan or TRCA.

19. The Owner shall agree in the subdivision agreement, that prior to conveyance of the open space valley land and minimum vegetation protection zone/buffers, the owner shall, at its sole cost, and to the satisfaction of TRCA or the City of Vaughan:
- i) Provide confirmation that all requirements of the Permit issued under 166/06 have been completed.
  - ii) Erect a permanent fence (1.2m black chain link) on the private lands abutting the lands to be conveyed;
  - iii) Remove any hazardous trees from the open space valley lands;
  - iv) Provide vehicular access to the open space valley lands as required by the City of Vaughan or TRCA;
  - v) Prepare or provide any necessary reports and management plans, including but not limited to, environmental site assessment reports, edge management and restoration plans, stormwater management, grading, geotechnical information or certification, and Ministry of Environment Records of Site Condition, OReg decommissioning wells, archaeological assessment completed to the satisfaction of MECP, and other such reports as warranted by the site conditions;
  - vi) Identify any existing or proposed trails and provide details of their long term management and maintenance, including if necessary any easements or financial arrangements required with the relevant responsible public body, unless covered by an alternative agreement;
  - vii) Remove any historical man-made intrusions and structures in the open space valley lands, which must include, but is not limited to, the removal of paths, culverts, structures, buildings, weirs, dams, fences, debris, waste and the restoration of these areas to a natural state, excepting the relocated wetlands and clean water collector and stormwater outlets; and
  - viii) Any other matters as may be required by the public body receiving the lands.
  - ix) Any proposed public infrastructure within the open space valley land and minimum vegetation protection zone/buffer Block will be retained in ownership of the appropriate municipal body and the owner shall prepare and register any necessary easements with the relevant responsible public body. Any proposed private infrastructure will be retained in private ownership.

For works required after conveyance on if TRCA becomes the owner of the lands a Permission to Enter is required for all works taking place on land owned by TRCA by a private or municipal constructor. Proof of insurance and detailed drawings as well as Erosion and Sediment Control Plans and other relevant documents may be required.

20. That an Archaeological Assessment be completed for those areas where infrastructure and trails are proposed within the Valley to the satisfaction of TRCA.
21. That prior to the registration of this plan or any phase thereof, and site alteration, a detailed development phasing plan illustrating the various phases of development and



associated timing of construction to implement the draft plan be provided to the TRCA. The phasing plan will include the re-creation of a new wetland and the loss of wetland as described in the MESP July 2021, Environmental Impact Study by Savanta dated April 2021, and also as implemented through TRCA Permits C-210512 & C-210513 (valid until April 8, 2023 unless extended), the related MZO Permit Agreement, and MECP requirements (where applicable).

22. The Owner shall agree in the subdivision agreement that implementation of the draft plan of subdivision conditions and Permits shall be consistent with the Agreement signed with TRCA dated April 9, 2021, which includes among other matters: TRCA Permits C-210512 & C-210513, a Letter of Credit, water level maintenance, monitoring post creation and replacement plantings as required by TRCA.

**Ministry of  
Transportation**  
Corridor Management Section  
Central Region  
7<sup>th</sup> Floor, Bldg. D  
159 Sir William Hearst Ave  
Downsview, ON M3M 0B7  
Tel (416) 235- 4269  
Fax (416) 235-4267

**Ministère des  
Transports**  
Section de la gestion des couloirs routiers  
Région du Centre  
7<sup>e</sup> étage, édifice D  
159 Avenue Sir William Hearst  
Downsview ON M3M 0B7  
Tél: 416 235-4269  
Téléc: 416 235-4269



**City of Vaughan**  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

December 16, 2020

**File: Z.20.033, 19T-20V006**

**RE: Hwy 400/Teston Rd. East Z. 20.033 and Draft Plan of Subdivision 19T-20V006, Lot 26  
Con 5, City of Vaughan.**

Attention: Michael Torres,

We have reviewed the above mentioned applications and have following comments:

**Zoning By-law Amendment:**

Ministry has no concerns with the proposed Amendment.

**Draft Plan of Subdivision:**

Ministry requires that any new buildings/structures (including internal roads) above and below ground (including detention ponds) be setback a minimum distance of 14 m from the Hwy 400 property line.

The owner must be made aware that Ministry permits are required for all buildings located within 46m from Highway 400 property line and the radius of 396m from the centrepont of Highway 400 and Teston Road interchange, prior to any construction being undertaken. Permits must be obtained from our office. Applications are also available on our web site at:

[www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)

**As a Conditions of Draft Plan Approval, we will require the following:**

1. Prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a copy of Stormwater Management Report, for the entire Block, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.
2. Prior to final approval, the owner shall submit to the Ministry of Transportation for review

and approval a copy of a detailed and comprehensive Traffic Impact Study, for the entire Block, prepared in accordance to the Ministry guidelines, addressing the anticipated traffic volumes and their impact on Hwy 400/Teston Road interchange. Location of the proposed access to Teston Road opposite Mosque Gt. is not desirable therefore the design of this access, will be reviewed in details and in conjunction with the Traffic Impact Study. The decision will made in the later date.

If the development is constructed in phases, each phase will require a separate clearance letter from the Ministry.

3. Once all the above conditions are addressed to the Ministry satisfaction, the Clearance Letter will be issued to the City of Vaughan and then the owner can register the plan and apply for Ministry permits.

Please forward a copy of this letter to the proponent.

If you have any questions or require further clarification, please contact me at the number listed above at your earliest convenience

Sincerely,

Margaret Mikolajczak, CET  
Senior Project Manager

cc. Cameron Blaney

January 31, 2022

Update MTO comments/conditions

for File 19T-20V006 & Z.20.033

**Other Files within Block 34**

For any future subdivision approvals within Block 34 the following conditions should be added:

- An updated block plan level Traffic Impact Study (TIS) must be approved to the satisfaction of the City, Region and MTO prior to any future development within Block 34. The developer must agree to construct all required transportation improvements recommended by the approved TIS within a timeframe agreed to by MTO before any developments for Block 34 south can be approved.
- If improvements are required to the provincial highway or municipal road system, they must be designed to a standard which can accommodate long combination vehicles (LCVs).

# memorandum

**DATE:** January 07, 2021  
**TO:** Rosemarie Humphries  
**FROM:** Ryan Courville  
**RE:** File: Z.20.033 and 19T-20V006

Lorwood Holdings Inc - 3180 Teston, Road Bell Canada's Comments

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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)

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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)

November 27, 2020

City of Vaughan – Planning Department

To: **Kemi Apanisile, Planner**

Reference: **File: Z.20.033 & 19T-20V006      Related File: PAC.20.002**  
**Zoning By-Law Amendment and Draft Plan of Subdivision**  
**3180 Teston Road**

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 the subdivision 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





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

February 3, 2021

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

Dear Kemi,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Lorwood Holdings Inc.  
3180 Teston Road  
City of Vaughan  
File No.: 19T-20V006, Z-20-033

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.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

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**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8  
[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**



Revised: May 11, 2020

**Date:** November 23<sup>rd</sup> , 2020

**Attention:** **Kemi Apanisile**

**RE:** Request for Comments

**File No.:** **Z.20.033, 19T-20V006**

**Applicant:** Lorwood Holdings Inc.

**Location** 3180 Teston Road

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

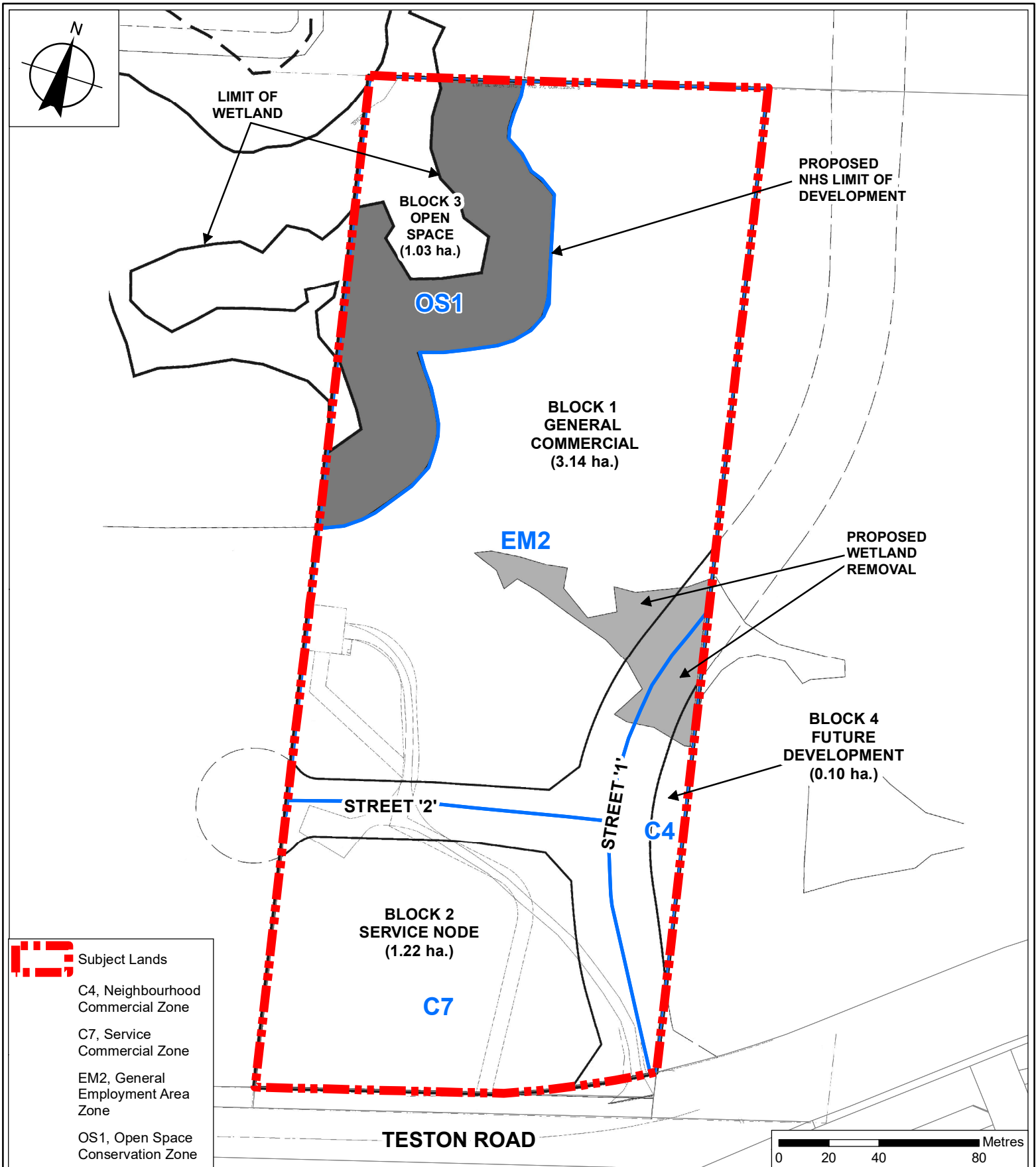
Supervisor, Subdivisions

**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)**





# **Proposed Zoning and Draft Plan of Subdivision File 19T-20V006**

**LOCATION:**  
Part of Lot 26, Concession 5;  
3180 Teston Road

**APPLICANT:** Lorwood Holdings Inc.

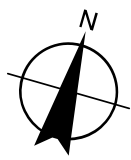


**Attachment**

**FILES:**  
19T-20V006 and Z.20.033

**DATE:**  
June 21, 2022

**3**



KIRBY ROAD

## BLOCK PLAN Block 34 East

Lands Subject to a Minister's Zoning Order  
(Ontario Regulation 156/22) and Not Part of the  
Block 34 East Block Plan (File BL.34E.2014)

HIGHWAY 400

JANE STREET

SUBJECT TO APPROVED  
PLANNING ACT APPLICATIONS  
19T-19V002  
Z.19.007  
DA.19.072

19T-19V002  
(FENMARCON DEVELOPMENTS INC.)

19T-20V005  
(FLEUR DE CAP DEVELOPMENT INC.  
CUENCA DEVELOPMENT INC.)

Note:  
Purpleville Creek  
tributary  
continues  
through existing  
culvert  
underneath  
Highway 400 to  
the west.

### LEGEND

— PARTICIPATING LANDOWNERS  
— NON-PARTICIPATING LANDOWNERS

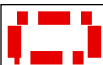
— EXISTING NHS LIMITS  
— PROPOSED NHS LIMITS  
— RETAINED NHS  
— PROPOSED ADDITIONS TO NHS  
— HDR COMPENSATION AREA

Note:  
Refer to MESP and EIS for details of proposed enhancements  
and proposed wetlands within the NHS.

— CONCEPTUAL TRAILS  
— PROPOSED MULTI-USE PATHS  
— MAJOR COLLECTOR ROAD (26m)  
— LOCAL INDUSTRIAL ROAD (23m)  
— PROPOSED LOCATION OF PUMPING STATION  
— TRANS-CANADA PIPELINE

— MIXED USE AREA EMPLOYMENT/COMMERCIAL  
— COMMERCIAL SERVICE NODE  
— STORMWATER MANAGEMENT FACILITY  
— GENERAL EMPLOYMENT  
— PRESTIGE EMPLOYMENT

SCALE 1:3000 MAY 30, 2022



Subject Lands

SUBJECT LANDS: 19T-20V006  
(LORWOOD HOLDINGS INC.)

## Final Block 34 East Plan

LOCATION: 3180 Teston Road;  
Part of Lot 26, Concession 5

APPLICANT:  
Lorwood Holdings Inc.



## Attachment

FILES:  
19T-20V006 and Z.20.033

DATE:  
June 21, 2022

# 4