

## **CITY OF VAUGHAN**

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

Item 23, 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 approving the recommendation contained in the report Deputy City Manager, Planning and Growth Management, dated June 21, 2022, subject to approving the following in accordance with Communication C54, memorandum from the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Infrastructure Development, dated June 27, 2022, as follows:***

***That Condition 37 of Draft Plan of Subdivision in Attachment 1a) in the Committee of the Whole (2) June 21, 2022, staff report for Teston Sands Inc. File 19T-17V009 be amended as follows:***

***37. To meet dedication requirements under Section 51.1(3) the Planning Act, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by 205-2012, payment-in-lieu of parkland shall be provided. The Vaughan Real Estate Department shall review and provide comments as required. The effective date of the land value appraisal required to satisfy the payment of Cash-in-lieu of Parkland shall be January 2, 2020; and***

***By receiving Communications C21 from Cam Milani, dated June 20, 2022.***

#### **23. TESTON SANDS INC. ZONING BY-LAW AMENDMENT FILE Z.21.046 DRAFT PLAN OF SUBDIVISION FILE 19T-17V009 - 1600 TESTON ROAD VICINITY OF DUFFERIN STREET AND TESTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022, be approved;**
- 2) That staff undertake full consideration of the development / construction of a park or parkette to include a complete playground located on the stormwater management tank, and that staff report back to a Committee of the Whole meeting by year end; and**
- 3) That comments from the following speakers and Communication be received:**
  - 1. Mr. Glenn Lucas, Principal, Lucas and Associates, White Oaks Drive, Barrie, planning consultant for the applicant;**
  - 2. Mr. Matthew Di Vona, Di Vona Law Professional Corporation, Bloor Street West, Toronto, Legal Counsel for Teston Sands Inc., owner of lands at 1600 Teston Road, and C 27 dated June 20, 2022; and**

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**3. Mr. Robert Kenedy, President, MacKenzie Ridge  
Ratepayers' Association, Georgia Crescent, Vaughan.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.21.046 (Teston Sands Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands from “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone”, with site specific exceptions as approved by the Ontario Land Tribunal File PL180665, dated January 3, 2020, to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned “RD3(H) Detached Residential Zone Three” with the Holding Symbol “(H)” as shown on Attachment 3, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
  - i) For Lots 1 to 9 and Lots 48 to 56 and the “OS1 Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment 2,
    - a. until the design of Teston Road has been completed and approved by York Region;
    - b. until Toronto and Region Conservation Authority confirms that Lots 46 through 48 inclusive are setback 10 m from the Long-Term Stable Slope Line.
3. THAT Prior to the enactment of the implementing Zoning By-law, the Owner shall update the Draft Plan of Subdivision, Landscaping Plans and Engineering Plans to reflect the redline revisions to the Draft Plan of Subdivision with corresponding lot and block numbers and updated Draft Plan of Subdivision statistics and revision numbers shown on Attachments 3 and 4, to the satisfaction of the Development Planning and Engineering Departments.

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4. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
5. THAT Draft Approval for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the red-lined 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:** 1

**TITLE:** TESTON SANDS INC.

**ZONING BY-LAW AMENDMENT FILE Z.21.046**

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V009**

**1600 TESTON ROAD**

**VICINITY OF DUFFERIN 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.21.046 and 19T-17V009. The Owner seeks to rezone portions of the subject lands as shown on Attachment 2 to permit revisions to the previously approved 90 lot draft plan of subdivision, and to request additional zoning exceptions for building height, setbacks and encroachments, and to revise the stormwater management regime from a pond to underground storage tank which necessitates revisions to the approved zoning by-law and conditions of Draft Plan of Subdivision File 19T-17V009, as shown on Attachment 3.

### **Report Highlights**

- The Owner proposes to rezone portions of the subject lands shown on Attachment 2 and to permit revisions to the previously approved 90 lot draft plan of subdivision, to request additional zone exceptions for building height, setbacks and encroachments for these lots, and to revise the stormwater management regime from a pond to underground storage tanks within the previously approved draft plan of subdivision for which necessitates revisions to the approved zoning by-law and conditions of draft plan of subdivision, as shown on Attachment 3
- The proposed revisions continue to propose a residential plan of subdivision consisting of 90 lots, natural heritage systems, open space and roads consistent to the previously approved draft plan of subdivision approved by the Ontario Land Tribunal Order
- 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 Oak Ridges Moraine Conservation Plan, the York Region Official Plan 2010, Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

### **Recommendations**

1. THAT Zoning By-law Amendment File Z.21.046 (Teston Sands Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands from “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone”, with site specific exceptions as approved by the Ontario Land Tribunal File PL180665, dated January 3, 2020, to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned “RD3(H) Detached Residential Zone Three” with the Holding Symbol “(H)” as shown on Attachment 3, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:

- i) For Lots 1 to 9 and Lots 48 to 56 and the “OS1 Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment 2,
  - a) until the design of Teston Road has been completed and approved by York Region;
  - b) until Toronto and Region Conservation Authority confirms that Lots 46 through 48 inclusive are setback 10 m from the Long-Term Stable Slope Line.
- 3. THAT Prior to the enactment of the implementing Zoning By-law, the Owner shall update the Draft Plan of Subdivision, Landscaping Plans and Engineering Plans to reflect the redline revisions to the Draft Plan of Subdivision with corresponding lot and block numbers and updated Draft Plan of Subdivision statistics and revision numbers shown on Attachments 3 and 4, to the satisfaction of the Development Planning and Engineering Departments.
- 4. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
- 5. THAT Draft Approval for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the red-lined Draft Plan of Subdivision as shown on Attachment 3.

## **Background**

The subject lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 1600 Teston Road and are located on the north side of Teston Road, west of Dufferin Street, on an unopened road allowance for Teston Road. The Subject Lands are shown on Attachments 2 and 3 and are 13.69 ha in total area.

The Subject Lands abut valleylands to the west, identified as “Natural Heritage” (Block 99) and also abut Block 96, to the south, identified as “Lands Retained By Owner”. Both Blocks are within the Regulated Area of the Toronto and Region Conservation Authority (‘TRCA’) and both are shown on Attachment 2. The Subject Lands (Block 97) also abut the York Region right-of-way for the future extension of Teston Road which is pending an Environmental Assessment. The surrounding land uses are shown on Attachment 2.

***The Applications were previously approved for the Subject Lands by the Ontario Land Tribunal***

Teston Sands Inc. (the 'Owner') originally filed Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision applications Files OP.17.010, Z.17.026 and 19T-17V009 for the development of a residential subdivision which were appealed to the Local Planning Appeal Tribunal which is now known as the Ontario Land Tribunal (the 'OLT') by the Owner. These files were approved by the OLT Order File PL180665 on January 3, 2020, and revised Draft Plan of Subdivision Conditions were updated by the OLT on March 16, 2020, to include the York Region Conditions of Draft Plan of Subdivision (the 'Original Applications').

The OLT approved the original Draft Plan of Subdivision Application File 19T-17V009 for 90 single detached lots including Blocks for Natural Heritage, a Vegetation Protection Zone, a Walkway/Stormwater Management Access, Open Space, Sound Attenuation, Road Widening, and 0.3 m Reserves, subject to the OLT approved Conditions of Draft Plan Approval and corresponding to the Draft Plan of Subdivision prepared by Lucas & Associates Consultants, dated January 2019, shown on Attachment 5.

The OLT Order approved the related Official Plan Amendment, OPA 28 to Vaughan Official Plan 2010 ('VOP 2010') (Site Specific Policy Section 13.20 in Volume 2 of VOP 2010) and approved a Zoning By-law Amendment to By-law 1-88 to implement the zoning for the Draft Plan of Subdivision. The OLT approved zoning is in-effect for the Subject Lands.

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

On December 23, 2021, Notice of Public Meeting (the 'Notice') was circulated to all property owners within a 150 m radius from the Subject Lands and to an expanded notification area, north of the Subject Lands, to the MacKenzie Ridge Ratepayers Association and to anyone having requested notice. 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 on Teston Road in accordance with the City's Notice Signs Procedures and Protocols.

A virtual Committee of the Whole (Public Meeting) was held on January 18, 2022, to receive comments from the public and the Committee of the Whole. Vaughan Council on January 25, 2022, ratified the recommendations of the Committee of the Whole to receive the Public Meeting Report and to forward a comprehensive report to a future Committee of the Whole Meeting.

The following is a list of individuals who either made a deputation at the January 18, 2022, meeting or submitted written correspondence regarding the Applications:

### Deputations:

- R. Kenedy, Mackenzie Ridge Ratepayers Association, Giorgia Crescent

### Written Submissions

- H. Mihailidi, Dufferin Teston Landowners Group Inc., Keele Street, email dated January 24, 2022
- R. Rubino, Hunterwood Chase, email dated January 7 and 15, 2022
- E.J. De Luca, Maple, ON email dated January 7, and 17, 2022
- P. Bender, Maple, email dated January 7, 2022
- Vitaliy P, Maple Ridge Ratepayers Association, email dated January 17, 2022
- Hadi Afrasiabi, Hunterwood Chase, Maple, ON email dated January 16, 2022
- Li Family, Maple, ON email dated January 15, 2022
- R. Kenedy, MacKenzie Ridge Ratepayers Association, email dated January 16, 2022
- Sue, Maple, ON email dated January 15, 2022
- J. Vukman, Germana Place, email dated January 18, 2022
- D. Carl, Kootenay Ridge, Maple, ON, email dated January 16, 2022
- M Baker, Turkstra Mazza Associates, Bold Street, Hamilton, ON, for MacKenzie Ridge Ratepayers' Association, email dated January 17, 2022
- S. Sgrist, M. Hubbard, Ward 1 Resident and Mackenzie Ridge Ratepayers member, email dated January 17, 2022
- N. Gabriel, Germana Place, email dated January 17, 2022
- P. Miglietta-Susin, Maple, ON email dated January 17, 2022
- H. Traicus, Hunterwood Chase, dated January 15, 2022
- C. Lazaric, Maple, ON dated January 17, 2022

Comments from the Public Meeting and from written submissions are summarized below with the responses to these comments from the Development Planning Department:

#### i) Settlement Agreement

Residents commented that the community signed a Settlement Agreement with the Owner of the Subject Lands at the OLT (formerly the Local Planning Appeals Tribunal) hearing regarding the Original Applications which are located with the Oak Ridges Moraine ('ORM'). Given the Settlement Agreement, there should be no changes to the stormwater management ('SWM') and no increase to the number of units within the subdivision.

Residents also commented that the proposed development should have a proper stormwater management pond ('SWMP') at the low point of the development located in the OS1(H) Open Space Protection Zone portion of the site and that the Subject Lands not be developed since the top of the bank is a significant part of the ORM.



Response:

The Subject Lands are designated “Settlement Area” by the Oak Ridges Moraine Conservation Plan (‘ORCMP’), which permits development and lot creation subject to the policies of the ORCMP. The Development conforms to the Settlement Area policies of the ORCMP, as discussed in the Analysis and Options section of this report. The OLT approved the redesignation of a large portion of the Subject Lands to “Low-Rise Residential” to allow development of these lands for a 90 unit detached residential subdivision when the OLT issued the approval for OLT File PL180665 on January 3, 2020. No additional units are proposed.

The Development proposal is similar to the OLT approval however, the Owner proposes to eliminate the SWMP and provide an underground SWM storage tank elsewhere on the site. The City and the TRCA are satisfied with the proposed SWM system for the development subject to conditions, as further discussed in the Development Engineering (‘DE’) Section of this report.

ii) Larger Houses are proposed and no park is provided

Residents commented that the houses are larger than previously approved by the OLT and no park will be provided on Block 96 in place of the eliminated pond.

Response:

The OLT approved the Original Applications with a SWMP. The Owner is now proposing an underground stormwater storage system within Block 93 as an alternative to a SWMP. City staff commented at the Public Meeting that a SWMP is municipal infrastructure and is not open space, as in the case with a park or open space valleylands. The Original Applications did not contain a park block. The Parks Infrastructure Planning and Development (‘PIPD’) Department requires the Owner to provide cash-in-lieu of parkland dedication. This requirement was a condition of the Original Applications approval by the OLT. The development provides a walkway connection (Block 100) to the abutting valleylands to the west (Blocks 98 and 99) and this walkway will link to the subdivisions to the north.

The Owner is retaining ownership of Block 96 which will be zoned OS1 Open Space Conservation Zone. A portion of these lands will be required to accommodate stormwater outfall from the underground SWM tank to the existing pond located to southwest of the proposed residential lots.

The lots sizes and lot layout are similar to the Original Applications. The Owner is requesting site-specific exceptions to the zone requirements for yard setbacks, encroachments, accessory buildings and maximum building height, through the Zoning By-law Amendment File Z.21.046, to accommodate the proposed dwelling design for each lot whereas, the dwelling design was not finalized at the time of the OLT hearing.

iii) SWM tanks are not used in Vaughan's residential development

Residents in the adjacent community commented that SWM tanks have never been used in residential developments. Residents noted deficiencies found with SWM tanks in other municipalities and given a tank is proposed on the Subject Lands at the side of a slope, rather than at a low point on the Subject Lands as is the case with a pond, residents commented as issues may arise.

Response:

Underground SWM schemes have been used to service residential developments within the City. Many underground SWM tanks are on privately owned residential property however, underground SWM tanks are also on municipally owned property.

The City is studying the use of underground SWM tanks. Several questions were raised regarding underground SWM tanks at the Public Meeting. The DE Section of this report provides responses to the questions to explain the functioning, maintenance, and risks of this type of SWM storage.

iv) Future use of land to be retained by the Owner (Block 96)

Residents commented that since Block 96 is no longer required for a SWMP, there is uncertainty regarding its future use. It is to be retained by the Owner and it is uncertain if it will be a future phase of development thereby further increasing the units on the Subject Lands.

Response:

Block 96 is to be retained by the Owner. Any application for the development of Block 96 will require the appropriate development applications and Council approvals through the planning process in accordance with the *Planning Act*, and all applicable policies.

v) No changes to "OLT Agreement" should be permitted

Some residents commented that the City should stop the Owner from trying to change the the Settlement Agreement previously negotiated with the Ratepayers' Association at the hearing.

Response:

The Settlement Agreement referenced in this comment was a negotiated Agreement between the Ratepayers' Association and the Owner. The City is not a party to that Agreement.

The Ratepayers' Association and the Owner agreed that a 10 m vegetated buffer be provided between the new development and the existing subdivisions. A 10 m buffer was in the Original Applications approved by the OLT, and it continues to be provided in the revised Draft Plan of Subdivision.

vi) Potential for flooding from stormwater run-off

Residents commented on the potential for flooding from stormwater and run-off due to damaging rainfalls in the future and the location of the proposed underground SWM tank.

Response:

The SWM Report for the revised subdivision plan has been reviewed by the City and TRCA. The original approval included a SWMP, which was approved by the City and TRCA with conditions. Both the City and TRCA reviewed the revised subdivision plan and the SWM design for the proposed underground SWM tank. At the Public Meeting, the DE Department advised that stormwater from the impervious areas will be directed into the municipal storm sewer systems via, curbs, catch basins and ultimately to the SWM tank. This is further addressed in the DE Department section within this report.

vii) Adequacy of public transit and Dufferin Street traffic capacity

The adequacy of public transit and the existing width of Dufferin Street were commented on by the residents of the adjacent community.

Response:

York Region is responsible for the arterial roads such as Dufferin Street and Teston Road and is responsible for providing public transit. These roads and public transit on the arterial roads will be upgraded according to the York Region's Transportation Master Plan which indicates that public transit is planned for both Dufferin Street and Teston Road, within a 10-to-14-year timeframe. York Region York Region advised that the Region's previous Conditions of Draft Plan of Subdivision shall continue to apply.

viii) Impact on schools and water supply/water pressure in existing areas

Potential negative impacts on area schools, and the adequacy of the water supply and water pressure to this area were commented on by a resident in the adjacent community.

Response:

The Original Applications and the revised subdivision plan were circulated to both York District School Boards for comment. Neither School Boards had any objection to the proposed development.

The water supply for the Subject Lands is provided from Pressure District 8. The details of the water servicing are discussed in the DE Section of this report and this development will not impact the water supply for the existing subdivisions to the north.

- ix) Trees have been removed on the Subject Lands and within the Teston Road right-of-way ('ROW')

The Ratepayers' Association commented on the removal of trees on the Subject Lands and within the adjacent York Region Teston Road ROW.

Response:

The City requires the Owner to provide an updated Arborist Report detailing the tree removals and the Owner shall provide the City with compensation planting and cash-in-lieu for Tree Removals to the satisfaction of the City. This is discussed in the Forestry Comments section of this report.

York Region (Forestry, Streetscaping and Development Engineering) has advised that the removal of trees on the Region's Teston Road ROW prior to receiving approval and authorization is being addressed by the Region through the Temporary Construction Access Permit Application Process, as part of the Full Engineering Approval regarding the development. This process includes compensation for the removal of trees.

On June 14, 2018, the Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals that submitted correspondence to the City, or that appeared at the Public Meeting.

Should the revised draft plan conditions set out in Attachment 1 be approved, a new Notice of Decision shall be circulated to all commenting departments and agencies, the Municipal Property Assessment Corporation and anyone on record requesting a copy of the decision with the Office of the City Clerk.

**Previous Reports/Authority**

The following are links to previous reports for the Subject Lands regarding the original applications files OP.17.010, Z.17.026 and 19T-17V009:

[January 23, 2018, Committee of the Whole Public Meeting \(Item 1, Report 3\)](#)

[June 19, 2018, Council Minutes, Minute 91 amending Committee of the Whole Report 21, Item 35](#)

[March 4, 2019, Committee of the Whole \(Closed Session\) Item 4](#)

[Special Council Minutes - March 5, 2019 Minute 51](#)

The following link is to the Public Meeting for revised Applications File Z.21.046 and File 19T-17V009

[January 25, Council Extract Committee of the Whole \(Public Meeting\) Item 2, Report 3](#)

## **Analysis and Options**

***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to rezone and revise the Draft Plan of Subdivision approved by the OLT for the Subject Lands, to permit the development***

Teston Sands Inc. (the 'Owner') has submitted, the following applications (the 'Applications') to permit revisions to the previously approved 90 lot subdivision, and to request additional zoning exceptions to building height, setbacks and encroachments, and to revise the SWM regime from a pond to underground storage tank necessitating revisions to the approved zoning by-law and conditions of Draft Plan of Subdivision (the 'Development'), as shown on Attachments 2 to 4:

1. Zoning By-law Amendment File Z.21.046 to amend Zoning By-law 1-88, to rezone the Subject Lands from "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three RD3(H)" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" and "OS5 Open Space Environmental Protection Zone" as approved by the Ontario Land Tribunal File PL180665, January 3, 2020, to "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3(H) Residential Detached Zone Three" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", "OS1 (H) Open Space Conservation Zone" with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection 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-17V009 (the 'Draft Plan') shown on Attachment 3, consisting of the following:

<b>Lot / Block</b>	<b>Land Use</b>	<b>Area (ha)</b>
Lots 1-15, 20-24,30-90	12 m Single Detached	3.43
Lot 21	17 m Single Detached	0.05
Lots 25 & 29	18 m Single Detached	0.12
Lots 16-20, 26-28	20 m Single Detached	0.48
Block 99	Natural Heritage	5.63
Block 98	Vegetation Protection Zone	2.78
Block 100	Walkway	0.04
Block 93	Stormwater Management	0.17
Block 96	Lands Retained by Owner	1.24
Blocks 92 & 95	Sound Attenuation Block	0.02
Blocks 94, 101-109	0.3 m Reserves	0.02
Block 97	Road Widening	0.28
Roads	Roads at 17.5 to 20m (Public Roads)	1.84
Block X	Outfall Stormwater Management	
<b>Total</b>	<b>Detached Dwellings = 90 Units</b>	<b>13.69 ha</b>

***The Owner revised the OLT approved Draft Plan of Subdivision File 19T-17V009 to permit the revised SWM design for the Draft Plan***

The Owner made revisions to the Draft Plan to revise the SWM system for the subdivision and these Draft Plan changes resulted in the need to amend the OLT approved Zoning By-law Amendment. A Public Meeting was held on January 18, 2022 to consider these revised applications.

The Draft Plan of Subdivision File 19T-17V009 (“the revised subdivision plan”) was revised to permit a change in the SWM design consisting a SWM pond to an underground SWM storage tank system and an outfall from the tank to direct flows to the existing pond to the southwest of the proposed lots. The Draft Plan is revised as follows:

- elimination of SWMP from Block 96
- addition of underground SWM storage tank within Block 93, to be conveyed to the City by the Owner
- realignment of entrance road (Street “A”) to accommodate underground SWM tank design
- elimination of walkway/connection between Street “D” and SWMP
- removal of southern portion of the Block 98 which previously abutted SWMP block as a minimum vegetation protection zone (‘MVPZ’) to the valley and stream corridor
- creation of Block 96 as lands retained by Owner and retention the existing dwelling within an Open Space Block
- reconfiguration of Lots 1 to 12 and 49 to 56
- revisions to lot and block numbering due to the above changes

The revised subdivision plan will create 90 single detached dwelling units consistent with the Original OLT approval. The SWMP is eliminated from the revised subdivision plan along with the MVPZ buffer block adjacent to it. The Owner will retain 1.24 ha block (Block 96) and it will be rezoned “OS1(H) Open Space Zone One with the Holding Symbol “(H)” as shown on Attachment 3.

***The Draft Plan is consistent with the Provincial Policy Statement, 2020 (‘PPS’)***

The nature of the revised Applications is to permit revisions to the OLT’s previously approved Draft Plan of Subdivision and Zoning By-law Amendment. The OLT approved the a 90 single detached lot Draft Plan of Subdivision on January 3, 2020.

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with 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. The key policy objectives include building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and

character is important. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS.

The Subject Lands are located within a Settlement Area and Delineated Built-up Area as defined by the PPS. The Development is consistent with Sections 1.1.2, 1.4.1 and 1.5.1 of the PPS encouraging development within Settlement Areas to make efficient use of land and planned and existing infrastructure and services, and transit supportive. The policies also encourage an appropriate range and mix of housing options and densities.

The Draft Plan is located within a Settlement Area, the Subject Lands are vacant and most of the lands are designated for residential use. The developable area of the Subject Lands is adjacent to designated natural area lands. The Development will utilize existing infrastructure and public service facilities within the area and promote a density for new housing which supports the efficient use of land, resources, infrastructure required to accommodate projected housing needs. The current zoning approved by the OLT permits detached dwelling units, consistent with the local context and character of the surrounding area.

The Natural Heritage policies of the PPS provide for connectivity of natural features in the area and the long-term ecological function of the natural heritage system in the area. The Development proposes housing that will help meet the projected housing needs and utilizes the existing serving and infrastructure within the area. The proposed development includes Natural Heritage and Vegetative Buffer Blocks that are designated in VOP 2010. The approval of the revised subdivision plan will result in the long-term protection of the natural environment through appropriate zoning to protect bring these blocks into public ownership by requiring the dedication of the Natural Heritage and Vegetative Buffer Blocks in this Draft Plan to a public authority.

***The Draft Plan conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('Growth Plan') as amended.***

The Growth Plan is intended to guide decisions on a range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Draft Plan is consistent with the policy framework envisioned by the Growth Plan by making more efficient use of the Subject Lands by incorporating a compatible form of ground related residential development within an existing built-up area designated for residential use, utilizing municipal services, providing SWM through an underground storage tank and protecting for new Regional infrastructure, for the extension of Teston Road along the southern boundary of the Subject Lands. The Subject Lands are located within a "Community Area" in Schedule 1 – Urban Structure of VOP 2010,

provides for more efficient use of the lands with detached dwellings and provides for the protection of natural systems. Accordingly, the Development conforms to the Growth Plan.

***The Draft Plan conforms to the Oak Ridges Moraine Conservation Plan (2017) ('ORMCP')***

The Subject Lands are located within the ORMCP and are designated "Settlement Area". Development within the "Settlement Area" designation of the ORMCP shall focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the ORMCP Area (Section 18(1)(a)), and to maintain, and where feasible, restore the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and related ecological functions (Section 18(2)(a)). New lots may be created in Settlement Areas (Section 18(2)(4)), subject to the policies of the ORMCP, the Owner must demonstrate that the Draft Plan will not adversely affect the ecological integrity of the ORMCP (Section 18(6)(d)). A Conformity Report was presented to the OLT in support of the original Draft Plan of Subdivision. The OLT approved the Draft Plan of Subdivision in the Decision under File PL180665 on January 3, 2020.

The revised Draft Plan maintains the same number of lots, development limits, and maintains the same connectivity to the key natural heritage features and related ecological functions as the original Draft Plan of Subdivision approved by the OLT. The Owner has continued to provide the MVPZ as a separate buffer block (Block 98) to minimizing the impact of development on the adjacent core features (Block 99) and to maintain the connectivity of the natural heritage system. Blocks 98 and 99 will be dedicated into public ownership to provide for the long-term protection of the surrounding natural environment.

***The Draft Plan conforms to the York Region Official Plan 2010 (YROP 2010)***

The YROP 2010 guides economic, environmental and community building decisions across York Region. The YROP 2010 designates the majority of Subject Lands as "Urban Area" by Map 1 – "Regional Structure", which permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. The westerly portion of the Subject Lands is identified on Map 2 "Regional Greenlands System"

YROP Policies 2.2.3 and 2.2.5 require that key natural heritage features and key hydrologic features be delineated on sites within 120 m of such features and be accompanied by an Environmental Impact Statement ('EIS'). The EIS and Natural Heritage Evaluation Reports, provided in support of the original Draft Plan of Subdivision approved by the OLT, concluded no negative impacts on significant natural features and associated functions would occur with the proposed Development.

York Region is conducting the Individual Environmental Assessment ("IEA") for the proposed Teston Road link between Keele Street and Bathurst Street. The preferred alignment of Teston Road is being considered by York Region and all options of right-



of-way requirements are being protected. The OLT approved the related Official Plan Amendment for the Subject Lands with the following site-specific policy:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

York Region has indicated they have no objections to the Applications, subject to their comments in the Regional Implications section of this report, and the Conditions of Approval included in Attachment 1.

The revised Draft Plan provides for residential development with a direct road access to Teston Road which is identified as a Regional Road and is subject of an Environmental Assessment for the alignment of its future extension to the west of the Subject Lands. The revised Draft Plan are supported by the YROP 2010. In consideration of the above, the Development conforms to the YROP 2010.

***The Draft Plan conforms to VOP 2010***

Schedule 1- "Urban Structure" of the VOP 2010 identifies the Subject Lands within "Community Area" and "Natural Areas and Countryside" designations. The Subject Lands are designated "Low-Rise Residential", "Natural Areas" and "Natural Core Area" on Schedule 13 – Land Use by VOP 2010 subject to Site-Specific Policy 13.20 Volume 2 of VOP 2010. The area proposed for the development of the residential lots within subdivision, is within the "Low-Rise Residential" designation which permits the proposed single detached dwelling units at a maximum building height of 3-storeys.

The westerly portion of the Subject Lands are designated "Natural Area" and "Natural Core Area" on Schedule 13 – Land Use in VOP 2010. The "Natural Areas" designation identifies the westerly portion as part of the "Natural Heritage Network". Section 3.2.3.1 of VOP 2010 requires the Natural Heritage Network to be protected, enhanced as an interconnected system of natural features. The natural features are identified as "Core Features". These include wetlands, woodlands and extensive valley and stream corridors. The Natural Heritage Network features along the westerly portion of the Subject Lands include the core features noted above.

The Draft Plan includes Block 99 for the Core Features, Block 98 for the MVPZ. As required by Policy 3.2.3.1, these Blocks shall be dedicated to an appropriate public agency (e.g., the City or the TRCA) gratuitously, through the development approval process. The conveyance of the Natural Heritage Network lands will be implemented through conditions of Draft Plan approval to ensure the integrity of the ecological systems will be maintained. The development limits of the Subject Lands including the

MVPZ limits were established and approved through the OLT approval of the original Draft Plan. These limits have not changed in the revised Draft Plan.

Block 98 and Block 99 identified on Attachment 3 correspond to these designations respectively and will maintain the OS5 Open Space Environmental Protection Zone approved by the OLT. The policies of Section 3.2.3.10 of VOP 2010 require that Core Features and their related MVPZ be conveyed to the City and/or TRCA as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management. Blocks 98 and 99 shall be dedicated into public ownership through the subdivision approval process. A condition to this effect is included in Attachment 1.

The Site-Specific Policy 13.20 of Volume 2 of VOP 2010 applies to the Subject Lands. This policy was approved by the OLT permitting the redesignation of the Subject Lands for residential development. This policy recognizes the southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ('IEA') and that a portion of the Subject Lands may be subject to the Holding Symbol "(H)" provisions under the *Planning Act*, implemented through subsequent development applications. Policy 13.20 states, "if it is determined that the lands are not required for the Teston Road extension, the underlying land uses designation ("Low-Rise Residential") identified in the VOP 2010 shall prevail without the need for further amendment. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA". The Applications conform to the VOP 2010.

In accordance with the enhancement area policies of VOP 2010, the original applications for the Subject Lands and the supporting studies were reviewed by the internal City departments and external public agencies. The City and the TRCA were satisfied with the limits of Development identified on Attachment 5 as the "Natural Area" and the "Buffer Area". The limits of development have not been changed. The Owner shall convey the "Natural Area" (Block 99) and the related vegetation protection zone (Block 98) into public ownership in accordance with the Core Features policies of VOP 2010, consistent with the approved original draft plan conditions and Draft Plan of Subdivision approved by the OLT. The revised subdivision plan conforms to VOP 2010.

In consideration of the above, the Development Planning Department is satisfied that the Draft Plan is consistent with the PPS conforms with the Growth Plan, ORMCP, YROP 2010, VOP 2010 and is compatible with the existing land uses in the surrounding area. The conveyance of the core features and vegetation protection zone through the subdivision approval process and the rezoning will ensure the continued protection and comprehensive management of the natural heritage system. In consideration of the above, the Development conforms to the policies of VOP 2010.

***Amendments to Zoning By-law 1-88 are required to permit the Development proposed by the revised Draft Plan***

As noted in this report, the OLT through the Memorandum of Oral Decision on January 3, 2020 approved a site-specific Zoning By-law Amendment to By-law 1-88, implementing the following zoning categories for the original Draft Plan of Subdivision prepared by Lucas & Associates Consultants, dated January 2019:

- “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3 (H) Residential Detached Zone Three” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, “OS1 (H) Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone” by Zoning By-law 1-88 The OLT approved amendment to the Zoning By-law is in effect however, the Zoning Amendment was not assigned a By-law 1-88 exception number.

The Owner proposes to rezone the Subject Lands to adjust the zone lines to reflect the revised subdivision plan in the manner shown on Attachment 3. Additional proposed site-specific zoning exceptions to the RD1 Residential Detached Zone One and RD3 Residential Detached Zone Three Requirements of By-law 1-88 are identified in Table 1 as follows:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RD1 Residential Detached Zone One and RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD1 Residential Detached Zone One and RD3 Residential Detached Zone Three Requirements</b>
a.	Minimum Lot Frontage	RD1 – 18 m	RD1 - 17 m* for Lot 21
b.	Minimum Exterior Side Yard	3 m abutting public lane, site triangle 3.5 m abutting greenway or buffer block	2.4 m *
c.	Minimum Interior Side Yard	RD1 – 1.2 m RD3 – 1.2 m 3.5 m for lot abutting walkway, greenway, buffer block or stormwater management pond	1.2 m* on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond
d.	Minimum Rear Yard	7.5 m	6 m*
e.	Maximum Building Height	11 m	13 m*
f.	Accessory Buildings or	Limited to rear yards with setback 0.6 m	Front and side yard setback requirements shall be as indicated

	<b>Zoning By-law 1-88 Standard</b>	<b>RD1 Residential Detached Zone One and RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD1 Residential Detached Zone One and RD3 Residential Detached Zone Three Requirements</b>
	Structures Minimum Setback Requirements		by the applicable zone for Lots 1 to 90 Minimum rear yard setbacks shall be 0.6 m*
g.	Definition of Porch	Encroachments permitted into minimum – front yard, exterior yard, interior yards abutting greenway, walkway buffer block or stormwater management pond Unenclosed porch – 2.5 m	Means a structure abutting the main wall of the building that is covered by a roof, balcony or enclosed space or room and is open to the air on at least one side, with or without a foundation*
h.	Definition of Chimney or Fireplace Enclosure	Chimney may encroach 1.8 m – front yard 1.8 m – rear yard 1.8 m exterior side yard 0.0 m interior side yard	Means a chimney or fireplace enclosure may encroach a maximum of 0.6 m into any yard*
i.	Holding Symbol		The Holding Symbol “(H)” shall:  i) remain on RD3 (H) Residential Detached Zone Three with the Holding Symbol for Lots 1-9 and Lots 48 to 56, and OS1 (H) Open Space Conservation Zone with the Holding Symbol for Block 96 until York Region completes the Teston Road Extension IEA, road alignment and design to the satisfaction of the approval authorities  ii) the Owner confirm to the satisfaction of TRCA, that Lots 46 through 48, inclusive are setback 10 m from the Long Term Stable Slope Line

Note: \* asterisk identifies new exceptions from this Application not previously included in the OLT approved zoning

The Development Planning Department supports the exceptions listed in Table 1. The detailed design for the dwellings and the changes in the SWM regime for the proposed

subdivision resulted in some minor changes in lot frontage for the lots which are generally in keeping with the OLT approval. The rear yard setback reduction to 6 m is consistent with exceptions approved within other residential plans of subdivision elsewhere in Vaughan. The rear yards adjacent to the existing community will continue to be separated by a 10 m vegetated buffer as required by the OLT decision. The encroachments for porches and chimneys are the result of siting the proposed dwelling units on the lots. Similar exceptions have been approved elsewhere in Vaughan. Holding symbols have been placed on the lots that may be affected by the future alignment of Teston Road and the conditions for the removal the Holding symbols are addressed in the comments sections below.

The requested re-zoning and zoning exceptions implement the revised Conditions of Draft Plan of Subdivision and shall include the Holding Symbol “(H)” added to Lots 1 to 9 and Lots 46 to 56 and the OS1 Open Space Conservation Zone on Block 96 which is to be retained by the Owner. The Holding Symbol “(H)” is being added at York Region’s request regarding the final alignment and ultimate design of the Teston Road extension is protected as discussed in this report and in the Recommendation to this report, are satisfied. A condition to this effect is included in the Conditions of Approval included in Attachment 1a).

***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 OLT 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.

The OLT decision on the Zoning Amendment to By-law 1-88 was not included in Zoning By-law 001-2021 for the Subject Lands and the Transition Policy 1.6.3.3 of By-law 001-2021 that exempts the Owner from demonstrating conformity to By-law 001-2021 does not apply to the Subject Lands since the Applications were filed

***The Subject Lands will be zoned with the Holding Symbol “(H)”***

The Subject Lands will be zoned with the Holding Symbol “(H)” in the manner shown on Attachment 3. The Holding Symbol “(H)” is being placed on the Subject Lands in accordance with the Site-Specific Policy 13.20 of Volume 2 of VOP 2010 since the southern portion of the Subject Lands may be affected by the recommendations of the Teston Road IEA. The Holding Symbol “(H)” is being placed on the Subject Lands and shall not be removed from the Subject Lands or any portion thereof, until it is determined by York Region that the lands are not required for the Teston Road extension. A condition to this effect is included in the Recommendations of this report and the Conditions of Approval in Attachment 1a)

***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.

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

Revised Subdivision Design - Redlined Plan

The Draft Plan shown on Attachment 3, does not differ significantly from the Draft Plan approved by the OLT as shown on Attachment 5. The revised draft plan of subdivision consists of 90 residential lots for dwelling units with frontages ranging from 12 m to 20 m, with lot depths ranging from 27 m to 50 m and it facilitates a Draft Plan of Subdivision in accordance with the City's design standards. The Street "A" alignment shifted slightly east where it intersects with Teston Road and will be 23 m wide at the intersection and taper to 17.5 m internal to the Draft Plan which is consistent with the width of the other public roads within the Draft Plan shown on Attachment 3. The proposed lots, blocks and public roads are generally consistent with the lot pattern and road network shown on Attachment 5 OLT Approved Draft Plan of Subdivision File 19T-17V009 and OLT Approved Zoning.

Urban Design

The Landscape Plan shown on Attachment 4, was provided in support of the Perfect Submission. The Landscape Plan reflects the revised Draft Plan lotting and layout. A planting detail for Block 91 shows for the vegetated 10 m buffer located between the rear lots of the existing residential community and the rear lots of the proposed residential lots on the east side of Street "A". The maintenance access to Block 91 is located between Lots 15 and 16 (Attachment 3). The edges of the buffer block will be fenced, but the access to the Block 91 will not be gated to allow for access for City maintenance vehicles.

The Landscape Plan shall be revised to correspond to the revised Draft Plan (Attachment 3) and the north-south line located between the access portion of Block 91 from Street "A" and the 10 m wide buffer section of Block 91 shall be red-lined to remove it from the Plan. The title Block on the revised Draft Plan shall be revised to remove Block 91 as a Walkway. The reference to "Block 91 as a walkway" was part of

the original OLT Approved Subdivision numbering and is no longer applicable to the revised Draft Plan.

Low maintenance seeding for short grass varieties is preferred in the access area of the Block 91. Block 91 will be zoned Open Space Conservation Zone and shall be conveyed to the City in accordance with the Minutes of Settlement and the Settlement Agreement between the Owner and the Mackenzie Ridge Ratepayers Association.

The Open Space block (Block 93) on the east side of Street “A” is proposed for the underground SWM storage tank. Block 93 will be conveyed to the City. Low maintenance seeding for short grass varieties is preferred on Block 93.

The core features Natural Heritage (Block 99) and the vegetation protection zone (Block 98) continue to be located along the westerly limit of Lots 31 to 48 and will be fenced to prevent the encroachment of rear yard amenity into the Natural Heritage and vegetation protection zone lands. Attachment 3 shows the Valley Buffer Planting Plans for Block 98. Blocks 98 and 99 will be placed in the OS5 Open Space Environmental Protection Zone and dedicated into public ownership.

Block 100 will provide a 6 m wide lit walkway connection between Street “E” and connect to the trail connection proposed for Block 98. Blocks 98 and 100 will be zoned OS1 Open Space Conservation Zone and will be conveyed into public ownership.

Since the SWMP is eliminated from the Draft Plan, there is no need for a pedestrian walkway connection to Street “D”.

#### Cultural Heritage

Stage 1 and 2 reports have been provided and there are no further archaeological requirements for the Subject Lands.

Cultural Heritage Staff requested a Cultural Heritage Impact Assessment (‘CHIA’) for the dwelling on 1600 Teston Road. Staff requested the CHIA in original OLT approved conditions of Draft Plan approval and require that this condition remain as a condition of the revised Draft Plan approval. This report is a requirement of the application and to assess the built form of the dwelling. The Owner shall submit the CHIA for review by the City as requested for the original Zoning Amendment Application File Z.17.026.

In consideration of the revisions discussed above, the Development Planning Department supports the proposed revised Draft Plan shown on Attachment 3 subject to the Recommendations and the Conditions of Approval outlined in Attachment 1a) of this report.

***The Development Engineering ('DE') Department has no objection to the Applications, subject to the Revised Conditions of Draft Plan Approval***

The DE Department provided comments and conditions, including conditions regarding the use of the Holding Symbol "(H)" provisions on the Subject Lands, based on the information submitted by the Owner to date.

Holding Symbol "(H)" Conditions

The DE Department requires that the following holding conditions of zoning approval:

THAT the Lands be zoned with the Holding Symbol "(H)". That the Holding Symbol "(H)" shall not be removed until the following has been completed to the satisfaction of the Development Engineering Department:

1. Holding Zone "(H)" shall be placed on Lots 1-9 and Lots 48 to 56 until the design of Teston Road has been completed and approved by York Region.

Municipal Servicing

The Owner has submitted a revised Water Supply Analysis Report and a Stormwater Management Report and Design Update, both prepared by Schaeffers Consulting Engineers, dated February 2021 and May 2022, respectively ('Schaeffer's Reports') in support of changes to the revised Applications. The DE Department reviewed the Schaeffer's Reports and plans and requires the outstanding DE Department comments dated December 16, 2021, to be addressed. The Schaeffers Reports provide the following site servicing and SWM schemes for the proposed development:

Transportation

The Owner provided a Traffic Impact Study ('TIS') prepared by Crozier Consulting Engineers, dated April 2018 to assess the traffic impacts of the Development to the road network. The Transportation Engineering ('TE') Department reviewed the report and agreed that overall, the Development is anticipated to have negligible impacts to the road network. Teston Road does not currently extend to the proposed site. York Region is undertaking the Individual Environmental Assessment (IEA) Studies [Teston Road IEA Study | York Region](#) on Teston Road and Dufferin Street for the future extension of Teston Road west of Dufferin Street. The Owner shall be responsible to construct a temporary road from Dufferin Street to the proposed Street "A" at the Owner's expense to the satisfaction of the City and York Region. Conditions to this effect are included in Attachment 1.

Water Supply

Water will be supplied to the Subject Lands from two watermains along the proposed road connected to the exiting Pressure District 8 300 mm water response main on Dufferin Street. The Owner shall provide the City with a hydrant test. The DE Department requires the Owner to address the water supply comments from the DE Comments Response Matrix to the satisfaction of the DE Department.



### Sanitary Servicing

The sanitary sewer flow will be discharged to the existing 450 mm sanitary sewer on Dufferin Street, which is part of the Bathurst Street Collector network. The proposed sanitary flows will not adversely affect the existing sanitary sewer system. The DE Department requires the Owner to address the sanitary sewer comments dated December 16, 2021, to the satisfaction of the DE Department.

### Cost Sharing Obligations

Although the Subject Lands are located within Block 20, the Owner proposes to connect to the Bathurst Street Collector network which services development in Block 12, through the Block 12 Spine Services Agreement. Servicing within Block 12 was oversized to accommodate developable lands within Block 12 and to also accommodate sanitary flows from future external drainage areas as set out in Schedule "L" of the said Agreement. The Subject Lands are within one of the "benefitting areas" under the Block 12 Spine Services Agreement. A condition has been added to address the Owner's obligation regarding Block 12 Servicing and Cost Sharing. A condition to this effect has been included in Attachment 1, Conditions of Approval, that the Owner shall satisfy its cost sharing obligations to the Dufferin Teston Landowners Group.

### SWM Report

The Subject Lands are not serviced by any existing SWM infrastructure in the present condition. The Owner proposes to eliminate the SWMP approved in the original draft plan and replace it with a closed bottom underground storage tank, oil/grit separators, clean water collector, and deep catchbasins to manage the stormwater from the Development. The tank will be located underground on Block 93. Street "A" is realigned to accommodate these modifications. The DE Department reviewed the redesign and requires that the Owner conduct further studies to demonstrate the feasibility of the proposed SWM system, including the underground storage tank, oil/grit separators, clean water collector and deep catchbasins, with respect to functionality, operation, maintenance and capital replacement costs to the satisfaction of the City. This re-design is a non-standard solution that will essentially replace the typical SWMP and introduce additional costs to the City. Conditions to this effect are included in Attachment 1. The DE Department requires that the comments in the DE Comments Response Matrix dated December 16, 2021 be addressed within a subsequent submission.

The City requires the Owner to pay a one-time payment to the City for the cost for future maintenance and monitoring of the non-standard SWM for the underground detention tank and the oil/grit separators located on Block 93 and the proposed municipal road. Until the one-time payment is provided to the City for this future maintenance and monitoring of the non-standard stormwater management, the Owner shall provide the City with a Letter of Credit in the amount of \$750,000.00. A condition to this effect is included in Attachment 1.

### Red-lined Plan

The proposed underground SWM storage tank is located in Block 93 and requires an outlet to drain to the existing natural pond located to the west of Block 96. The outlet shall be identified on the Red-lined Draft Plan of Subdivision and shall be dedicated to the City of Vaughan, to facilitate ongoing maintenance and operation of the underground SWM storage tank. The location of the block required for the outlet is shown on Attachment 3 labeled as Block X. The Draft Plan shall be revised to address the location for the outlet within "Block X". This Block shall be conveyed to the City to provide for access and maintenance in conjunction with the proper function of the underground SWM storage tank on Block 93.

### ***At the Public Meeting, Committee of the Whole requested Staff to address the following SWM questions within the Committee of the Whole Comprehensive Report on the Development***

At the January 18, 2022, Public Meeting on the Applications, the Committee of the Whole requested staff to respond to the following questions within the Comprehensive Report for this Development. The DE Department responded to the questions follows:

#### 1. How do the underground tanks work?

The underground tanks could be designed with closed or open bottom storage structures. From the perspective of the City, only closed bottom tanks are feasible with respect to long term operation and maintenance. The stormwater runoff is conveyed by storm sewers to the underground SWM storage tank, where it is controlled to pre-development levels.

#### 2. What problems can occur?

The underground storage tanks are likely to be costly from an operation and maintenance perspective and requires confined space entry, regular inspections, monitoring and maintenance access at regular intervals with appropriately sized access points to allow for small maintenance vehicles, such as bobcats. If a proper operation and maintenance plan for underground tank is not implemented, it may result in costly major repairs which are not well established in the industry. Surface ponding may occur if the underground tank outlet is blocked or partially blocked during significant storm events however, a redundancy in the outlet design can be considered to avoid future blockage of the outlet.

#### 3. Are tanks different but not worse than a SWMP in managing SWM?

The underground SWM tanks are similar to typical dry SWMP in managing stormwater runoff. The stormwater runoff is detained and controlled to predevelopment levels. The underground tanks can be used for providing water quality controls and are preferred over wet SWMP with respect to temperature mitigation of the receiving creek or river system. The capital installation costs, operation and maintenance costs of underground storage tanks are normally higher than typical SWMP.

4. How do the underground SWM systems function on a slope or sloping conditions? Is the location proposed (Block 93) adequate and will not create a risk of flooding to the proposed homes?

The underground tank is proposed on a minimum bottom slope to allow it to drain completely between the storm events. The current proposed system has been located predominantly on the flat portion of the block. To facilitate equivalent maintenance access across the entire storage system some maintenance access holes are proposed and will be accessible from the surface. As such the operation of the tank will not be impacted by the surface grading. The majority of the tanks are easily accessible from the flat surface areas, there will be no impact on the functionality and maintenance of the underground tank. As per the City requirements, the design engineer needs to confirm that the future home basements are protected from the backwater effects of the underground storage tank. Therefore, flooding to the proposed homes will be avoided.

Lot Grading and Drainage

There is a significant grade transition within the Subject Lands and extensive filling is required to support the proposed municipal rights-of-way. The Subject Lands generally drain in a south/south-westerly direction toward the valley lands and ultimately to the nearby East Don River Tributary. The DE Department requires the Owner to address the DE comments dated December 16, 2021, within a subsequent submission.

Environmental Site Assessment (ESA)

The Owner submitted a Phase One and a Limited Phase Two ESA reports confirming the Subject Lands are suitable for the proposed Development and no further environmental investigation is recommended at this time. The DE Department has reviewed the ESA reports and has no further comments.

Noise Attenuation

The Owner has submitted a noise report titled "Detailed Environmental Noise Report" ('Noise Report') prepared by Jade Acoustics, dated March 16, 2021. The Noise Report recommends acoustical measures be implemented into the Development and concluded that with the recommended noise control measures the sound levels will be within the appropriate environmental noise criteria. The DE Department reviewed the Noise Report and agrees with the analysis. The Owner shall provide an updated Noise Report to incorporate any revisions on the Draft Plan and Grading Plan at the detailed design stage. The future occupants of the dwelling units will be advised through the use of warning clauses, where mitigation is required. Blocks 92 and 95 are required for the provision of Noise Attenuation from Teston Road.

The DE Department has no objections to the Development subject to their conditions in Attachment 1a) of this report.

***The Infrastructure Planning and Corporate Asset Management Department confirmed Servicing Allocation for the Draft Plan is assigned***

Vaughan Council allocated the Draft Plan 87 units on June 19, 2019, and an additional 3 units was allocated on December 10, 2021. This servicing capacity remains active and valid for this Development.

***The Planning Policy and Special Projects Department ('PPSP') has no objection to the revised Draft Plan, subject to the Conditions of Approval***

PPSP reviewed the revised Draft Plan with the Oak Ridges Moraine Conservation Plan Conformity Report, dated April 2018 and the Natural Heritage Evaluation Report, dated April 2018 which were submitted in support of the original Draft Plan. PPSP acknowledges that the Owner will convey the core features (valley and stream corridor) and the related vegetation protection zone into public ownership (e.g. TRCA or the City).

The TRCA and PPSP were satisfied that the appropriate limits of development have been established for the Subject Lands through the original Draft Plan approved by the OLT. PPSP note that the established development limits have not changed relative to the rear of the lots proposed on the west side of Street "E".

PPSP notes that the southerly portion of the vegetative protection zone that was originally adjacent to the west limit of the SWMP is not part of the revised Draft Plan. The vegetative protection zone was previously required to buffer the SWMP from the natural heritage features in the Natural Core Area. Since no development is proposed within Block 96 which is proposed to be zoned "OS1(H) Open Space Conservation Zone One" with the Holding Symbol ("H"), there is no development requiring a buffer zone. In the event of a future development application on the "Lands Retained by Owner" (Block 96) a vegetation protection zone shall be required in accordance with the VOP 2010 policies.

The Owner shall provide the City with a Pond Evaluation and Strategy to determine the form and function of the feature to the satisfaction of the City. A detailed enhancement/compensation plan as an Addendum to the Natural Heritage Evaluation shall also be required to the satisfaction of the City. Conditions to address these requirements have been included in Attachment 1a).

***Transportation Services, Parks and Forestry Operations Department requires updated Arborist Report and Tree Protection Plan***

The Transportation Services, Parks and Forestry Operations Department requested that Conditions 7 and 36 included in the original Draft Plan of Subdivision as approved by the OLT, remain as conditions or Draft Plan approval for the revised plan of subdivision. These conditions are included in Attachment 1a).

The City is aware that following the execution of the Tree Protection Agreement, additional trees were removed from the Subject Lands, including trees identified for protection and trees identified as "tree cluster 21" in the Tree Protection Plan. The

additional trees that were removed were not part of the identified woodlands on the Subject Lands, and woodland compensation will not apply. However, the City requires the submission of an updated Arborist Report and Tree Protection Plan for review by Transportation Services, Parks and Forestry Operations. The updated documents shall provide information on the tree compensation requirements and values.

The City will amend the Tree Protection Agreement and shall require appropriate securities in the form of an additional Tree Protection Letter of Credit for the trees that were removed after the execution of the original Tree Protection Agreement.

The Applicant shall provide the City with a Compensation Plan for all trees removed to date and trees that will be removed as part of the inventory/preservation/removals plan.

The Owner shall not remove trees without written approval by the City. Revised Conditions of Draft Plan Approval have been included in Attachment 1a).

***Parks Infrastructure Planning and Development ('PIPD') have no objection to the Draft Plan, Subject to the Revised Conditions of Draft Plan Approval***

PIPD has reviewed the Applications for the Subject Lands and has no comments with respect to the proposed revisions to the SWM plans to eliminate the proposed SWMP from the subdivision and replace it with an underground SWM tank to be located within the Open Space Block (Block 93) located on the east side of Street "A".

Underground SWM Storage Block (Block 93)

PIPD notes that Block 93, the block where the proposed underground SWM tank is to be located, will be conveyed to the City for SWM purposes. Block 93 is not a public park block and is not eligible for parkland credit. As no parkland is proposed on the Draft Plan, payment-in-lieu of parkland is to be provided in accordance with City of Vaughan's by-law and policies. An appropriate Condition of Draft Plan Approval for the dedication of Block 93 is included in Attachment 1a).

10 m Buffer Block (Block 91)

Buffer Block 91 is a 10 m buffer located between the proposed Development and the adjacent existing residential subdivisions. This buffer block was included in the original Draft Plan of Subdivision through the OLT appeal hearing process for the Subject Lands, to address concerns from the residents in the existing adjacent subdivisions, and is intended to be conveyed into the public ownership (e.g. TRCA or the City).

Block 91 shall be landscaped in the manner shown on Attachment 4. Conveyance to the City will ensure that the buffer is provided in public ownership. The PIPD and Parks and Forestry Horticulture Operations staff have concerns over the long-term maintenance of this buffer block and stated that the area will be allowed to naturalize over time. PIPD requires that warning clauses for the Agreements of Purchase and Sale for the future Owners of the lots abutting this buffer block (Block 91) will be required. The warning clauses shall include prohibitions on dumping, encroachments and/or erections of any structures whatsoever and to ensure that future residents of

these abutting lots, fully understand that this buffer block will receive minimal maintenance and is expected to fully naturalize over time.

PIPD have no objections to the approval of the Zoning By-law Amendment Application File Z.21.046, subject to the following :

- i) Walkway Block 100 be re-zoned into an appropriate open space category
- ii) The natural Heritage/Open Space Valleyland Block 99, associated Buffer Block 98 and Open Space Blocks 91 and 93 each be re-zoned into an appropriate open space category

PIPD have no objections to the approval of the revised Draft Plan, subject to comments dated February 22, 2022 and revised June 7, 2022, being addressed within revised Draft Plan conditions in Attachment 1a)

***The Real Estate Department has no objection to the Draft Plan, subject to the Conditions of Approval***

The Real Estate Department has provided the following condition to be included in the Subdivision Agreement:

“To meet the dedication requirements under the section 51.1(3) of *the Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90 as amended and By-law 205-2012, payment-in-lieu of parkland shall be provided. The Vaughan Real Estate Department shall review and provide comments as required.

***Financial Planning and Development Finance Department has no objection to the Applications***

The Financial Planning and Development Finance Department has no objection to the Applications. The Owner shall enter into a Subdivision Agreement to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including Development Charges. Clauses for the payment of Development Charges is included as standard conditions in the Subdivision Agreement.

***The TRCA has no objection to the Draft Plan, subject to the Revised Conditions of Draft Plan Approval***

The TRCA reviewed the revised Draft Plan including the supporting materials for the revised SWM for the Subject Lands and provided comments dated February 22, 2022. TRCA's notes that comments on conditions on the original Draft Plan of Subdivision were previously provided by TRCA on the original Draft Plan which were approved by the OLT.

The Subject Lands are traversed by the Upper East Don River and contain wetlands associated with a Provincially Significant East Don River Headwater Wetland Complex ('PSW'), and several other natural heritage features. A portion of the Subject Lands are

regulated by TRCA under O. Reg 166/06 and are subject to the Policies of TRCA's Living City's Policy. A TRCA Permit (Permit #C-211105) was issued on September 21, 2021, for the construction of a temporary sediment control pond, topsoil stripping and rough grading. A separate TRCA permit will be required for the servicing components and final grading operations associated with the Draft Plan.

TRCA's comments dated February 22, 2021, detail existing conditions of Draft Plan approval and provide direction to the Owner on fulfilling the TRCA requirements for registration of the Plan of Subdivision. Many of TRCA's comments were noted as part of the City's Pre-Perfect Engineering submission and TRCA comments dated July 7, 2021.

### Planning Ecology

There are woodland features and vegetated areas at the southeast corner of the Subject Lands that will be impacted by the proposed grading and servicing associated with the proposed development. Due to revised Draft Plan, the TRCA recommends a more robust restoration plan for the buffers by increasing the density of plantings and completing further restoration in the open areas of Block 99.

The length of the Block 98 vegetation protection zone proposed by the revised Draft Plan resulted from the elimination of the SWMP on Block 96. The TRCA concurs that mitigation is no longer required on Block 96 as this block is proposed to be retained by the Owner and zoned in an "OS1(H) Open Space Conservation Zone" with a Holding Symbol "(H)" which will remain on Block 96 until the following are completed:

- the design of Teston Road has been completed and approved by York Region,
- the temporary SWMP is decommissioned
- the ultimate SWM underground storage tank facility is constructed to the satisfaction of the City, York Region and TRCA.
- TRCA's original conditions required Lots 1 to 9 and Lots 46 to 56 inclusive and Block 96, be subject to a Holding Symbol "(H)" and that removal of the Holding Symbol "(H)" from the subject lands or a portion thereof shall be contingent on the Owner confirming to the satisfaction of TRCA, that Lots 46 through 48 inclusive are set back 10 m from the Long-Term Stable Slope Line.

TRCA notes the OS1 Open Space Zone does not permit development other than for conservation or flood control projects and any use in Subsection 7.1.2 of Zoning By-law 1-88, for recreational, institutional and conservation uses. TRCA is satisfied that appropriate planning mechanisms are in place for Block 96 to protect the Natural Heritage System in this area. Should future development be proposed beyond the existing residential building and accessory structures on Block 96, TRCA will require the Natural Heritage System and the associated vegetation protection zone associated with Block 96 will be identified and be dedicated gratuitously into public ownership. Block 96 is within the TRCA Regulated Area and future development will require a permit.

### Functional Servicing and Stormwater Management

TRCA requires detailed drawings and additional information on the conveyance capacity of the outlet channel confirming the 100-year release rate from the storage facility can be achieved.

### Geotechnical Engineering

TRCA requires the Owner to provide:

- an assessment of the impact of the infiltration trenches on the slope stability for Lots 2 to 9 and Lots 50 to 54 to ensure there will be no adverse impact on the long-term stability of the grading
- an updated Geotechnical Report or a supplementary slope stability report to assess the proposed grading strategy and confirm the grading strategy meets the factor of safety where grading plans show steeper inclination than originally shown in the slope stability report from 2018
- geotechnical engineers' confirmation the grading meets the factor of safety for road profile side slope grading
- geotechnical engineers' confirmation the grading at SWM tank will not adversely impact adjacent properties
- review of the impact of the proposed trench and retaining wall at Lot 1 to ensure a stable slope
- evaluation of the extent of riprap protection required to minimize risk of surface erosion at side slopes
- geotechnical engineers' recommendations on SWM drawings regarding protective measures to mitigate adverse impacts seepage at road embankment

TRCA requires that conditions remain as conditions of Draft Approval. However, the vegetation protection (Block 98) and the Natural Heritage Block (99), and the open space area (Block 93) are proposed to be gratuitously dedicated into public ownership, of the City or the TRCA. Recognizing that the adjacent Natural Heritage System in this area is owned by the City, further discussion is required between TRCA, the City and the Owner to determine the appropriateness of these blocks being conveyed to the TRCA and revisions to the proposed Conditions of Draft Plan Approval may be required.

The TRCA has no objection to the Applications subject to their Conditions of Draft Approval in Attachment 1. As noted above, further discussion is required between TRCA, the City and the Owner to discuss the gratuitous dedication of Blocks 93, 98 and 99 and revisions to the proposed Conditions of Draft Plan Approval may be required.

### ***Canada Post has no objection to the Draft Plan, subject to Conditions of Approval***

Canada Post Corporation has no objection to the Draft Plan, subject to the Owner installing mailbox facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1d) of this report.



***Various utility companies have no objection to the Applications,***

Alectra Utilities Corporation has indicated no objection to the Draft Plan. It is the Owner's responsibility to contact Alectra and discuss all aspects of the Draft plan. Conditions to this effect are included in Attachment 1e).

Enbridge Gas Distribution Inc. does not object to the revised Draft Plan subject to their original conditions provided for original Draft Plan included in Attachment 1f).

***The School Boards have no objection to the Applications***

No comments nor conditions were received from the York Catholic District School Board, the York Region District School Board or the Conseil Scolaire de District Catholique Centre-Sud.

**Financial Impact.**

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

**Broader Regional Impacts/Considerations**

The Subject Lands are designated "Urban Area" by the YROP 2010, which permits a wide range of residential, commercial, industrial and institutional uses. As previously discussed, York Region is undertaking an IEA for the proposed extension of Teston Road to provide a link between Keele Street and Bathurst Street.

York Region is conducting an Environmental Assessment Study for the extension and alignment of Teston Road. York Region provides updates on the status of the Environmental Assessment on its website. The IEA is expected to be completed in 2023. Information regarding the IEA can be accessed from this link. [Teston Road IEA Study | York Region](#)

Given the preferred alignment of Teston Road is still under consideration, York Region is continuing to protect all options of right-of-way for Teston Road. York Region originally requested the use of Holding Symbol "(H)" provision in accordance with Section 32 of the *Planning Act* for lots fronting onto Street "A" located south of Street "D" and on the Block intended for the SWMP. Lots 1 to 5 and Block 92 (as shown on the Draft Plan approved by the OLT, shown on Attachment 5) pending the outcome of the Teston Road alignment. York Region has reviewed the Applications and York Region's position regarding the Applications has not changed however, the Block numbering in the revised Draft Plan has changed as shown on Attachment 3. York Region has no objection to the revisions proposed by these Applications subject to the Conditions of Draft Plan Approval in Attachment 1b).

**Conclusion**

The Development Planning Department has reviewed the Applications in consideration of the applicable Provincial Policies, Regional and City Official Plan policies. The Development is consistent with the PPS, conforms with the Growth Plan, ORMCP,

YROP 2010, VOP 2010 and is consistent with the existing and planned land uses in the surrounding area.

As noted in this report, the OLT approved the original Draft Plan of Subdivision and approved a site-specific zoning to implement the development of 90 residential dwelling units on the Subject Lands. York Region provided Conditions of Draft Approval for the original Draft Plan of Subdivision which was approved by the OLT in an Order dated March 16, 2020. York Region has advised that they have no objection to the approval of the revised Draft Plan subject to the Conditions of Draft Approval.

The proposed site-specific exceptions to Zoning By-law 1-88, are appropriate and implement the Development. The comments received from City Departments and external public agencies; the public has indicated concerns with the proposed Development. The Development Planning Department supports the Applications and is satisfied that the proposed revisions to the Conditions of Draft Plan of Subdivision Approval are appropriate to facilitate the Development, subject to the conditions in the Recommendations section of this report and the Conditions of Draft Approval in Attachment 1.

**For more information**, please contact: Laura Janotta, Planner, at extension 8634

### **Attachments:**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Revised Draft Plan of Subdivision File 19T-17V009 (Red-lined)
4. Proposed Landscape Plan for Draft Plan of Subdivision 19T-17V009
5. OLT Approved Draft Plan of Subdivision File 19T-17V009 and OLT Approved Zoning

### **Prepared by**

Laura Janotta, Planner, ext. 8634

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Nancy Tuckett, Director of Development Planning, ext. 8529

### **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**

**CONDITIONS OF DRAFT APPROVAL**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-170V009 (THE 'PLAN')**  
**TESTON SANDS INC. ('THE OWNER')**  
**PART LOT 26, CONCESSION 3, 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 December 10, 2021 and as included in the Ontario Land Tribunal ('OLT') ORDER dated March 16, 2020 for Teston Sands Case File PL 180665.
3. The Conditions of Approval of the Toronto and Region Conservation Authority ('TRCA') as set out in Attachment No. 1c). TRCA's conditions as outlined in Attachment "A" to the OLT ORDER dated March 16, 2020 for Teston Sands Case File PL 180665 are updated by TRCA's letter dated February 22, 2022.
4. The Conditions of Approval from Canada Post as set out in Attachment No. 1d) and dated November 27, 2020 as appended to the OLT ORDER dated March 16, 2020 for Teston Sands Case File PL 180665.
5. The Conditions of Approval from Alectra Utilities as set out in Attachment No. 1e) and dated September 1, 2017 as appended to the OLT ORDER dated March 16, 2020 for Teston Sands Case File PL 180665.
6. The Conditions of Approval from Enbridge Gas Inc. as set out in Attachment No. 1f) and dated December 13, 2021 and dated September 5, 2017 as appended to the OLT ORDER dated March 16, 2020 for Teston Sands Case File PL 180665.

**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 TRCA shall advise that the Conditions contained in Attachments No. 1a) and No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Canada Post shall advise that the Conditions contained in Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Alectra Utilities 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. Enbridge Gas Inc. 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

**ATTACHMENT NO. 1a)****DRAFT PLAN OF SUBDIVISION FILE 19T-17V009  
(‘THE PLAN’) TESTON SANDS INC. (THE ‘OWNER’)  
PART OF LOT 26, CONCESSION 3, 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  
PLAN OF SUBDIVISION FILE 19T-17V009, ARE AS FOLLOWS:****City of Vaughan Conditions****Vaughan Development Planning Department**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Lucas & Associates Consultants in Planning and Land Development, dated November 12, 2021, redlined May 11, 2022.
2. The Owner shall provide the final georeferenced AutoCAD drawings of the Draft Plan of Subdivision and landscape plan, the associated Excel translation files and layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department.
3. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The *Planning* Act. Particular zoning categories to be applied are as follows:
  - RD1 Residential Detached Zone One;
  - RD3 Residential Detached Zone Three;
  - RD3(H) Residential Detached Zone Three with the Holding Symbol “H” for Lots 1 to 9 and Lots 48 to 56;
  - OS1 Open Space Conservation Zone
  - OS1(H) Open Space Conservation Zone with the Holding Symbol “H” for Block 96; and
  - OS5 Open Space Environmental Protection Zone.

The Owner shall submit a surveyor’s certificate prior to registration of the Plan to confirm compliance with lot areas, frontages and depths. Lot Frontage shall be measured in accordance with Lot Frontage as defined in Section 2.0 Definitions of the City’s Zoning By-law 1-88.

4. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 018-2018.
5. The Owner shall agree to create easements for maintenance purposes for all

lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.

6. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
7. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges.
8. 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.
  - The study shall also include a compensation plan for all trees removed to date and for trees that will be removed as part of the inventory/preservation/removals plan;
  - The Owner shall not remove trees without written approval by the City; and
  - The Owner shall enter into a Tree Protection Agreement, which will form a condition of Draft Plan of Subdivision approval.
9. Prior to final approval, the Owner shall prepare an Urban Design Brief in accordance with the City-Wide Urban Design Guidelines.
  - The Urban Design Brief is required to demonstrate an ability to achieve the performance standards outlined in the City-Wide Urban Design Guidelines with an overall master plan; and
  - Deviations from the applicable standards are to be summarized with justification in the Urban Design Brief. Acceptance of these deviations shall be at the discretion of the City.
10. Prior to the landscape plan review by the City, a fee shall be provided by the Owner to the Development Planning Department in accordance with Council approved Tariff of Fee By-law (commencing January 31, 2018); i.e. Tariff of Fees for Vaughan Planning Applications - Landscape Plan Review.
  - This fee will include the City'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 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.

11. Prior to final approval, the Owner shall prepare a Landscape Master Plan (“LMP”) which shall address, but not be limited to the following:
  - Co-ordination of the urban design/streetscape elements including lot fabric, built form, fencing treatments, street tree planting, and natural heritage/open space lands;
  - Sustainability design practices/guidelines;
  - The LMP shall address the pedestrian urban connections between streets, built forms, and natural heritage/open space lands,
  - The LMP shall include enhanced landscaping, plantings, and urban design/streetscape elements, within the boulevard of Street “A”, along the western property boundary of 1500 Teston Road, to the satisfaction of the City of Vaughan.
12. Prior to final approval, the Owner shall prepare Architectural Control Design Guidelines.
13. Prior to final approval, the Owner shall provide a buffer Block (Block 98) abutting the natural heritage Block (Block 99) in accordance with TRCA policies along residential lots.
14. Prior to final approval, the Owner shall prepare a detailed Edge Management Plan Study (the “Study”) for the perimeter of the natural heritage Block (Block 99). The Study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the natural heritage Block 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 Study for a 20 m zone within all staked natural heritage Block 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 Plan.
15. The warning clause Council approved September 29, 1997, with regard to “Tree Fees” shall be included in the Subdivision Agreement:
  - “Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the Subdivision Agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City

reserves the right to relocate or delete any boulevard tree without further notice.”

- “The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”
16. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut the natural heritage Block 99 and associated vegetation protection zone buffer Block 98.
  17. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut the stormwater management Block 93.
  18. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the existing City Fire Station that abut the open space Block 93.
  19. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential Lots; to be co-ordinated with the Environmental Noise Report and Urban Design Brief.
  20. The Owner shall convey the natural heritage Block 99, vegetation protection zone Block 98, and open space Block 91 and open space Block 93 to be dedicated into public ownership to the City or TRCA free of all cost and encumbrances.
  21. The Owner shall convey open space block Pedestrian Walkway (Block 100) to the City of Vaughan free from all charges and encumbrances.
  22. The Owner shall agree to include extensive tree preservation and planting within Block 91, commensurate with the vegetation densities that currently exist and in general accordance with the Tree Preservation and Planting Plan. A Tree Preservation and Planting Plan, shall be prepared by the Owner to the satisfaction of the Deputy City Manager, Planning and Growth Management, and in consultation with the Mackenzie Ridge Ratepayers Association and the Owner shall pay for a mutually agreeable arborist to review the planting plan.
  23. The Owner shall relocate the current berm behind 19 Giordina Crescent to Block 91. The relocated berm shall have a maximum height of 2.5 m and a maximum slope of 2:1.



24. The Owner shall exercise its best efforts to avoid any grading within Block 91, with the exception of the berm described in Condition 23.
25. The Owner shall agree to pay to the City of Vaughan \$3,000.00 per year for 20 years, to be paid in a lump sum payment, for costs associated with the future maintenance of Block 91.
26. Prior to final approval, the Owner shall submit a Stage 2 Archeological Assessment and a Cultural Heritage Impact Assessment prior to any disturbance to the lands in the Plan, to the satisfaction of the City.
27. Prior to final approval, 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, as may be amended. The Owner is required to comply with Ministry of the Environment, Conservation and Parks ('MECP') 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, the Owner must comply with the provisions of the *Act*.
28. Prior to final approval, a Pond Evaluation and Strategy should be conducted to determine the form and function of the feature to the satisfaction of the City. The implementation of the Pond Strategy shall be at the cost of the Owner.
29. Prior to final approval, the Owner shall provide an updated detailed Enhancement Area/ Compensation Plan as an Addendum to the Natural Heritage Evaluation to the satisfaction of the City.
30. Prior to final approval, the Owner shall provide an Excess Soil Management Plan to the satisfaction of the City, as per the Ministry of the Environment and Climate Change Management of Excess Soil - A Guide for Best Management Practices.
31. Prior to Plan registration, the Owner agrees to convey a Blanket Easement (the "Blanket Easement") on the whole of the Natural Heritage/Valleyland Block 99 and Buffer Block 98, for the purposes of public access and the construction and maintenance of a future public trail/walkway over the portion of the blanket easement lands.

Upon execution of the agreement, the Owner agrees to convey a Blanket Easement over the whole of Blocks 98 and 99, in favour of the City for the purposes of public access and the construction and maintenance of a future public trail/walkway and associated structures (the "Public Trail/Walkway") over a portion of Blocks 98 and/or 99. The Owner and the City agree that the Blanket Easement shall remain on Schedule "A": until all is 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 by the City and deposited on title; (ii) the Public Trail/Walkway is constructed; and (iii) an easement for the Public Trail/Walkway has been registered on title. Upon the occurrence of items (i), (ii), and (iii) the City shall register a Transfer, Release and Abandonment of the Blanket Easement.

All costs associated with the works as noted above as it relates to the Blanket Easement and transfer, release and abandonment of the Blanket Easement shall be borne by the Owner.

32. The Owner shall submit a Trail Feasibility Report, to the satisfaction of Parks Development, which is to be completed by an active transportation specialist and will include the following:
- Examines the potential trail connection from the subject lands through the adjacent valleylands/buffer Blocks and proceeding in a general northerly direction and connecting into City owned lands in the adjacent existing residential subdivision;
  - Tree Assessment/Arborist component which examines the impact of the proposed trail on vegetation and proposed Restoration Plan;
  - Geotechnical/Slope Stability component which examines slopes in the area in the context of the proposed trail connection;
  - Examines alternative trail alignments with the general goal of achieving a connection to North Maple Regional Park; taking into account the above-noted natural features and as any other natural features including wetlands; and
  - Total cost estimates for each trail alignment proposed.

All costs associated with the preparation of the Trail Feasibility Report shall be borne by the Owner.

33. Prior to registration of the Plan, the Owner shall design and agree to construct the following:
- Lit pedestrian walkway (Block 100) from Street “E” to the eastern edge of Buffer Block 98 to the satisfaction of and at no cost to the City;
  - A multi-use recreational trail in accordance with the approved Trail Feasibility Report including portions of the trail located off the subject lands, to the satisfaction of and at no cost to the City.

The Owner will be responsible for obtaining approvals, including any associated application fees from any applicable regulatory bodies, including but not limited to the Toronto and Region Conservation Authority (“TRCA”) and the Ministry of Natural Resources and Forestry (MNRF) for the development and construction of said trail.

34. The Owner shall provide the City with a Letter of Credit totaling the complete costs to build the lit pedestrian pathways on City property (Blocks 100) and the open space trail system (Blocks 98 and 99), as detailed in the future approved Trail Feasibility Report, (as detailed in condition 33 above), which shall be held for the estimated construction costs for the proposed site works, which shall include but is not limited to all required geotechnical reports, construction testing, surveying, and all required construction costs to build said lit path and trail. The Owner is responsible for the total cost of the design and construction of all works to complete the lit pedestrian pathway, open space pedestrian trail and associated landscape works, including but not limited to any works of a temporary nature.

Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted pedestrian path and trail works, in the case where the Owner does not fulfil Condition No. 33 and/or if deemed necessary by the City.

35. The Owner shall erect a 1.5 m high black vinyl chain link and a 1.8 m high wood privacy fence to be constructed abutting the walkway boundary (Block 100) with all fencing material, including foundations, wholly on the lot as per City Walkway Standard to delineate the boundary of the walkway and to screen the side yard amenity area on the adjacent lots (Lots 31 and 32).
36. The Owner shall erect a 2 m high black vinyl chain link fence to be constructed at the rear yards of Lot 15 to 30 inclusive, the side yard of Lots 14, 15 and 16 and the western edge of Open Space Block 91 abutting Block 98 with all fencing material, including foundations, wholly on the private lots(s).
37. To meet dedication requirements under Section 51.1(3) the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by 205-2012, payment-in-lieu of parkland shall be provided. The Vaughan Real Estate Department shall review and provide comments as required.
38. An Arborist Report shall be submitted to Transportation Services, Parks and Forestry Operations (PFHO) for review and advice and approval on tree compensation requirements/values, if any. Appropriate securities in the form of a Letter of Credit will be required prior to final approval, to the satisfaction of the City.
39. The following warning clauses are to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots abutting the Open Space Valleylands/ Buffer and Open Space Blocks (Lots 30 to 48 inclusive and Lots 14 to 29 inclusive):

Open Space Trail:

"Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffer, and are designed for naturalization and therefore, shall receive minimal maintenance."

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the valley and/or open space buffer Block(s) are prohibited."

"Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffer, which may include trails and maintenance access routes and that noise and/or lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities."

"Purchasers and/or tenants are advised that the lot abuts an open space valley space buffer within which the City or other contracted party may construct a trail in the future together with satisfactory security and safety arrangements, and that noise and/or lighting should be expected from the active use of the trail."

*Open Space Buffer Block 91:*

"Purchasers and/or tenants are advised that the lots abuts an open space buffer and are designed for naturalization and therefore shall receive minimal maintenance."

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the open space buffer block are prohibited"

40. The Owner shall enter into a Subdivision Agreement with the City 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.
41. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
42. The road allowances included within this Plan shall be named to the satisfaction of the City and the York Region Community Planning and Development Services Department.
43. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. 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.

44. Any dead ends or open sides of road allowances created by this Plan 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.
45. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
46. 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.
47. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City 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.
- e. The report shall address the drainage of the property located at 1500 Teston Road, in order to ensure appropriate stormwater management and positive drainage, in consultation with the Owner of 1500 Teston Road, to the satisfaction of the City of Vaughan.

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.

48. 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 Plan.

49. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
50. 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.
51. 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.
52. 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.
53. 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.
54. The Owner shall cause the following warning clauses to be included in a schedule to all offers of Purchase and Sale, or Lease for all lots/Blocks within the entire Plan:
  - (a) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this Subdivision Agreement. The City of Vaughan does not control the return of such

deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- (b) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
- (c) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:
  - a) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
  - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99m <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 - 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

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

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- (d) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada

Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”

- (e) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- (f) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and Blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.
- (g) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement.”
- (h) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

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

- (i) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the home Owner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the



location is subject to change without notice.”

- (j) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

55. The Owner acknowledges that permit approval must be obtained from the TRCA with respect to all lots and blocks that are within the TRCA’s regulatory jurisdiction pursuant to Ontario Regulation 166/06.
56. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
57. The Owner shall agree in the Subdivision Agreement to revise the Plan to incorporate the recommendation of the approved Individual Environmental Assessment (‘IEA’) for Teston Road, if required, to the satisfaction of the City and York Region.
58. The Owner shall agree in the Subdivision Agreement that a Holding Zone “(H)” shall be placed on Lots 1 to 9 and Lots 48 to 56 and Block 96 until the design of Teston Road has been completed and approved by York Region.
59. The Owner shall agree in the Subdivision Agreement to construct a temporary road from Dufferin Street to the proposed Plan at the Owner’s cost as per approved Construction Drawings and to the satisfaction of the City and York Region.
60. The Owner acknowledges that the alignment of Street “A” from Teston Road to Street ‘D’ may change as a result of the outcome of the Individual Environmental Assessment (‘IEA’) for Teston Road. The Owner shall agree in the Subdivision Agreement to design and reconstruct Street “A”, the cost shall

be secured through a Letter of Credit based on cost estimate, to the satisfaction of the City.

61. The Owner acknowledges that all infrastructure constructed along the temporary access road and along Street "A" from Teston Road to Street "D" may require relocation, replacement, decommissioning to accommodate the ultimate design for Teston Road. The Owner shall agree in the Subdivision Agreement to relocate the necessary infrastructure, the cost shall be secured through a Letter of Credit based on cost estimates, to the satisfaction of the City.
62. The Owner shall agree in the Subdivision Agreement to submit sightline analyses for the intersection of Teston Road and Street "A" and provide all necessary mitigation measures to ensure that adequate sightlines are available, when the design of Teston Road has been completed and approved by York Region.
63. The Owner shall agree in the Subdivision Agreement to remove the existing Cul-De-Sac on Teston Road external to the Plan for the temporary Teston Road extension to Street "A" and reinstate the road at the Owner's cost in accordance with the approved Construction Drawings and to the satisfaction of the City.
64. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Geotechnical report to the satisfaction of the City. The report shall consider the impact of the extensive proposed filling to support the proposed municipal right-of-ways and include monitoring for future road settlements.
65. The Owner shall provide Geotechnical certification for any engineered fill or retaining wall to support the proposed municipal roads or stormwater management facilities within Plan. The Owner shall be responsible for all costs associated with the engineered fill or retaining wall solution, including costs and security associated with proposed future removal of the temporary solution.
66. The Owner shall agree in the Subdivision Agreement to convey a temporary easement at intersection of Teston Road and Street "A" within Block 96 for the purpose of grading to support Street "A" until such time as Teston Road is constructed.
67. The Owner shall convey Block 97 for future road and temporary access to Street "A" to the City or York Region free of all charge and encumbrances.
68. The Owner shall agree in the Subdivision Agreement to convey Block X on the redlined plan to the City for storm water management purpose free of all costs

and encumbrances, to the satisfaction of the City.

69. The final design of the storm servicing strategy for the proposed development shall be approved by the TRCA and the City.
70. Prior to final approval of the Plan, the Owner shall obtain approval from TRCA for the required temporary and permanent stormwater management system outlets to service the Subject Lands, to the satisfaction of TRCA and the City.
71. The Owner shall agree in the Subdivision Agreement to convey (or to arrange for the conveyance of) 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 Plan, to the satisfaction of the City.
72. Prior to the execution of the Subdivision Agreement, the Owner shall provide a Letter of Credit in the estimated amount of \$750,000.00 to the City for the future operation, maintenance, and life cycle costs of the non-standard stormwater management underground detention tank, oil/grit separator and deep catchbasins located on Block 93 and the proposed municipal roads. Furthermore, prior to final approval of the Plan, the Owner shall provide a one-time payment for the incremental cost of the future operation, maintenance, and life cycle costs of the non-standard stormwater management underground detention tank, oil/grit separator and deep catchbasins to the satisfaction of the City. The Letter of Credit in the amount of \$750,000.00 will be released upon receiving the one-time payment for the cost contribution of the non-standard stormwater infrastructure, oil/grit separator and deep catchbasins located on Block 93 and the proposed municipal roads.
73. The Owner shall convey Block 93 to the City for stormwater management purposes, free of all costs and encumbrances, to the satisfaction of the City.
74. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan, including topsoil storage plan, detailing the location, size, side 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.
75. Prior to the initiation of the grading or stripping of topsoil and final approval, the Owner shall submit a topsoil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and 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.

76. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.

77. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and no Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- a. the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
- b. the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
- c. the location of parks, open space, stormwater management facilities and trails;
- d. the location of institutional uses, including schools, places of worship, community facilities;
- e. the location and type of commercial sites;
- f. colour-coded residential for townhouses; and
- g. the following notes in BOLD CAPITAL TYPE on the map:

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

"For detailed grading information, please call the developer's engineering consultant, (name) at ".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."  
*[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]*

78. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.

79. The Owner shall prepare a noise report at the Owner's expense and 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 noise consultant recommendations in the report to the satisfaction of the City.

80. The Owner shall agree in the Subdivision Agreement to revise the noise report and amend the Subdivision Agreement if additional noise attenuation is required to the satisfaction of the City.
81. Prior to final approval of the Plan, the Trustee for Block 12 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 12 Landowners Cost Sharing Agreement.
82. Prior to final approval of the Plan, the Trustee for Dufferin Teston Landowners Group shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Dufferin Teston Landowners Group Cost Sharing Agreement.
83. 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.
84. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Stormwater Management Report to the satisfaction of the City.
85. Any proposed road allowances, road widening, and daylight corners on the Plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances.
86. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City 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
87. Prior to final approval of the Plan 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 there be 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 required to meet the applicable Standards set out in the 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 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.
88. 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 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 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 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.
89. The Owner shall agree in the Subdivision Agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- a) gate of access point:
    - "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/Block to the walkway is prohibited."

- b) Teston Road:
    - “Purchasers and/or tenants are advised that York Region has Plans to widen and reconstruct Teston Road between Dufferin Street and Keele Street, which may impact the intersection of Teston Road and Street “A”, including reconstruction, road closures, delays, etc.”
  - c) potential transit route:
    - "Purchasers and/or tenants are advised that Teston Road may be used as transit routes in the future."
  - d) Landfill:
    - “Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park.”
  - e) Oak Ridges Moraine:
    - “Purchasers and/or tenants are advised that the Plan lies within the boundary of the Oak Ridges Moraine as defined through the Oak Ridges Moraine Conservation Plan 2017.”
  - f) abutting any open space, woodlot or stormwater facility:
    - "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
  - g) Fire Station:
    - “Purchasers and/or tenants are advised that the Lands abut a Fire Station and the emergency response of the facility could impact their living environment due to the noise, lighting and 24/7 nonstop service.”
90. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
91. 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.

92. 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.
93. 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.
94. That all homes within the proposed subdivision shall be sprinklered under National Fire Protection Association 13D residential sprinkler design.
95. The Owner shall enter into an Agreement with York Region and the City of Vaughan acknowledging that all liability and maintenance responsibilities associated with the temporary road shall be the responsibility of the Owner.

#### TRCA Conditions Planning

1. That TRCA's existing Conditions in Attachment "A" of the Ontario Land Tribunal's ("OLT") revised Order dated March 16, 2020, include TRCA's conditions and shall continue to apply to the Draft Plan of Subdivision dated December 16, 2016, Revision 7, Dated November 12, 2021, prepared by Lucas & Associates.
2. That TRCA provided further comments to the Owner dated to July 2021 to articulate TRCA's existing conditions and aid the Owner in fulfilling TRCA's Conditions of Draft Plan Approval and registration. Recognizing that TRCA's Conditions of Draft Plan Approval as approved by the OLT remain applicable to the revised Draft Plan and must be fulfilled prior to registration of the Draft Plan, TRCA provided comments that can be adequately addressed as part of the revised conditions of draft approval. Many of the comments were also identified as part of the City's Pre-Perfect Engineering submission and TRCA's commend dated July 7, 2021.
3. That this revised Draft Plan of Subdivision be subject to and meet the requirements of TRCA's conditions of draft plan approval (Conditions 2 through 21 inclusive, in TRCA's letter dated May 14, 2018 as amended May 17, 2019), and TRCA commend dated July 7, 2021 and February 22, 2022 to the satisfaction of TRCA.
4. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the Owner shall submit to the satisfaction of



TRCA:

- a. Address all outstanding issues as itemized in Appendix 'B', as may be amended, of TRCA's May 14, 2018 letter and the comments provided in the February 2022 letter, to the satisfaction of TRCA;
  - b. The draft plan of subdivision shall include the natural core feature at the southern limit of the site (depicted in Natural Heritage Evaluation prepared by Savanta, revised March 2018) in a natural heritage/open space block (Block 99) with a vegetation protection zone/buffer block (Block 98) as approved in the OLT Conditions of Draft Approval, to the satisfaction of TRCA;
  - c. The Planning Justification Report prepared by Lucas & Associates., revised April 2018 be amended to reflect any changes or revisions to the Draft Plan in response to the conditions of detailed design;
5. That the implementing zoning by-law recognize the Open Space Buffer (Block 93), Natural Heritage Block (Block 99) and vegetation protection block (Block 98) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, structural encroachment and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of TRCA.
  6. That the implementing zoning by-law zone Lots 1 to 9 inclusive and Lots 46 to 56 inclusive and Block 96 subject to a Holding Symbol "(H)" to the satisfaction of TRCA. Removal of the Holding Symbol "(H)" from the subject lands, or a portion thereof, shall be contingent on the following:
    - a. The Owner shall confirm, to the satisfaction of TRCA, that Lots 46 through 48 inclusive are setback 10 m from the Long-Term Stable Slope Line.
  7. That the implementing zoning by-law be prepared to the satisfaction of TRCA.

Water Resources

8. That prior to any development, pre-servicing or site alteration, or registration of the Plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with:
  - Functional Servicing & Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated April 2018 as amended;
  - Hydrogeological Investigation (Wellhead protection areas and water balance) proposed residential development: 1600 Teston Road., prepared by Sirati & Partners Consultants Ltd., dated revised April 27, 2018 and
  - Additional Slope Stability Investigation: Proposed Residential Development 1600 Teston Road., prepared by Sirati & Partners Consultants Ltd., dated April 27, 2018,

- The Owner shall address the Geotechnical engineering comments regarding slope stability noted in TRCA's February 22, 2022, comments as may be amended, to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
  - a. A description of the storm drainage system (quantity, quality, water balance, and erosion control) for the proposed development of the subject lands, and how it will comply with all related TRCA requirements;
  - b. 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;
  - c. Appropriate stormwater management techniques which may be required to control minor and major flows;
  - d. Appropriate Stormwater Management Practices ('SWMPs') to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial. This is to include a feature based water balance for all surface water and ground water receptors such that the existing timing, duration, volume and frequency of flows to the wetland, watercourse and woodlands are maintained in the post development scenario. Further, water quality and water temperature standards (as directed by Ministry of Natural Resources and Forestry to sustain Redside Dace habitat) will be required should a point source of discharge be directed to the wetland/riverine system;
  - e. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the erosion and siltation on-site and/or downstream areas and/or discharge to wetland areas during and after construction, in accordance with current Erosion and Sediment Control ('ESC') guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the Natural Heritage System, (both aquatic and terrestrial) will be minimized and contingency measures will be implemented.
  - f. 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, as it relates to natural features surrounding the site, including the pond in the southwest corner of the study area;
  - g. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - h. Proposed measures to mitigate the potential erosive impacts of development on the natural system, both on and off-site;
  - i. Proposed measures to ensure the integrity of stormwater management system berms and to determine the need to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management systems;
  - j. Geotechnical analyses to ensure the integrity of stormwater

management system berms and to determine the need to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management systems;

- k. Proposed measures to promote infiltration and maintain water balance for the plan in accordance with the Hydrogeological Investigation (Wellhead protection areas and water balance)-1600 Teston Road, prepared by Sirati & Partners Consultants Ltd., revised April 27, 2018, as may be amended, to the satisfaction of TRCA and the City;
- l. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
- m. A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management systems 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 systems and overall site grading;
- n. 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;
- o. Grading plans for the Subject Lands. Cut and fill is to be minimized to the greatest extent possible to ensure ORMCP landform conservation. 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;
- p. 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 the TRCA, City, or lands to be conveyed to a public agency as part of the Plan or on environmental lands adjacent to the Plan;
- q. 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, transition to the adjacent tableland areas/lots, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls,
- r. No grading shall be permitted within any Natural Heritage Feature. Grading encroachment within the established environmental buffers (as determined on a site-by-site basis) shall not be permitted 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.
- s. All slopes be designed at a stable incline, without the use of retaining walls (to the greatest extent possible), and with all due consideration for TRCA's Healthy Soil Guidelines within all buffer areas. All slopes are to be restored with a robust planting plan, consistent with TRCA's planting

- guidelines, and to the satisfaction of TRCA;
- t. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - u. The sizing, location and description of all outlets and/or flow dispersal measures associated with stormwater management discharge, be designed to incorporate TRCA's design guidelines. This includes: regard for additional enhancements to water quality, quantity control, mitigation of thermal impacts to the receiving habitat, reduced potential erosion and maximize potential infiltration, and integrate naturalized outlet channels or constructed wetlands where applicable, to the satisfaction of TRCA.
9. That prior to topsoil stripping and prior to the registration of the 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 submission shall include:
- a. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, 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.

#### Ecology

10. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, that the Natural Heritage Evaluation, prepared by Savanta revised March 2018, be amended to reflect the January 29, 2019, version of the Plan and any subsequent changes or revisions to the Plan in response to the conditions of detailed design to the satisfaction of TRCA.

The additional comments noted in the February 22, 2022, letter request a more robust restoration plan for the buffers adjacent to the natural heritage system by increasing the density of plantings and completing further restoration in the open areas in Block 99.

The Block 98 vegetation protection zone in the revised Plan does not extend to the southern limit within Block 96 as was approved on the OLT approved Draft Plan. TRCA recognizes that this vegetation zone was removed because the existing residential building on Block 96 will be retained and is located within the buffer area. The revised stormwater management strategy eliminated the need for the stormwater pond and its associated grading and servicing adjacent to the natural heritage system, so mitigation of potential impacts is no longer required. Block 96 is to be zoned "OS1(H) Open Space Conservation Zone" with a

Holding Symbol “(H)” and the Holding Symbol “(H)” will not be removed until the design of Teston Road has been completed and approved by York Region. The proposed zoning ensures adequate protection of the natural heritage system. Should a future development application be submitted on Block 96 the natural heritage system and the associated vegetation protection zone associated with Block 96 will be required and shall be gratuitously dedicated into public ownership. As Block 96 is within the TRCA Regulated Area, a permit is required for any future development on the regulation portion of the Block.

11. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the Owner provide confirmation that the MECP has no objection to the interim or ultimate sizing and design of the Stormwater Management systems.
12. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
13. That prior to the registration of the Plan or any phase thereof, a strategy and associated plans be prepared by the Owner for the decommissioning, modification and/or enhancement of the existing on-line pond within Natural Heritage Block 99 and Buffer Block 98 and Road Widening Block 97 inclusive to the satisfaction of TRCA. This strategy will assess the technical feasibility and design considerations associated with the decommissioning, modifying and/or enhancing the on-line pond, including but not limited to phasing, staging, grading, design of the natural corridor, tie in to lands not owned by the Owner, relationship to grading on adjacent lots and blocks, crossings, floodplain management, meander belt accommodation, maintenance of groundwater and surface water flows to the system both during and after construction, wildlife usage and needs, wildlife rescue, sediment and erosion control implementation and maintenance, restoration, long-term monitoring and maintenance, lifespan analysis of the weir, public liability, permit requirements, and securities. This strategy and plans will be developed in consultation with and to the satisfaction of TRCA. The Owner shall implement the final approved strategy and associated plans to the satisfaction of TRCA or, in the alternative, the Owner shall provide TRCA funds to implement the final approved strategy and associated plans.
14. That prior to the registration of the Plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Natural Heritage Block (Block 99) and Buffer Block (Block 98) and any other buffer blocks as amended) in conformance with current practices.
15. That prior to site alteration or registration of this plan or any phase thereof, that all stormwater outlets and outflow channels be naturalized, be designed to

incorporate TRCA's design guidelines, and be designed to provide additional enhancements to water quality, quantity control, thermal mitigation, and habitat to the satisfaction of TRCA. Off-line wetlands, riparian plantings, flow dispersal measures, micro-topography creation and similar measures shall be employed where feasible to the satisfaction of TRCA to achieve these objectives.

#### Trails

16. That prior to the registration of the Plan or any phase thereof, the Owner shall prepare a report that assesses the technical feasibility of creating pedestrian connections through TRCA lands to the North and ultimately to the proposed North Maple Regional Park, external to the plan area. This report will be completed in consultation with and to the satisfaction of TRCA and the City.
17. That prior to the registration of the Plan or any phase thereof, the Owner shall prepare a trail plan and details to the satisfaction of TRCA and the City for areas within the Open Space Buffer (Block 98) and Walkway Block (Block 100) and other lands as determined through the technical feasibility report.

#### Land Assumption

18. That prior to the registration of the Plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Natural Heritage Block (Block 99) and Buffer Block (Block 98) to the satisfaction of TRCA, which must include but is not limited to the removal of all structures, decommissioning of wells, paths, culverts, fences, debris, etc. and the restoration of these areas to a natural state.
19. That the Natural Heritage Block (Block 99) and Buffer Block (Block 98) be dedicated to into public ownership (e.g. to the TRCA or the City, free of all charges and encumbrances, to the satisfaction of TRCA or/or the City.

#### Final Approvals

20. That prior to the registration of the Plan or any phase thereof, the Owner shall obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
21. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
22. That the Owner agrees in the Subdivision Agreement, in wording acceptable to TRCA:
  - a. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval;

- b. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
  - c. To implement all water balance/infiltration measures identified in the water balance study and feature based water balance that is to be completed for the Subject Lands;
  - d. To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
  - e. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
  - f. To erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting lands to be conveyed to the public authority, prior to occupancy of any homes within that lot or block;
  - g. To implement water quality and temperature monitoring for any storm water outfall or clean water collection system discharging to the watercourse in order to ensure that the design criteria and habitat needs of Redside Dace are met by the selected stormwater treatment train;
  - h. To prohibit grading works within the Natural Heritage Block (Block 99) and Buffer Block (Block 98) unless approved by TRCA;
  - i. To prohibit retaining walls in or adjacent to the Natural Heritage Block (Block 99), and Buffer Block (Block 98) unless approved by TRCA; and
  - j. Prior to the issuance of any building permit on Lots 1 to 90 inclusive, shown on Draft Plan of Subdivision 19T-17V009, Part of Lot 26, Concession 3, City of Vaughan, Regional Municipality of York, prepared by Lucas & Associates, dated, November 12, 2021 and redlined May 11, 2022, the Owner demonstrates to the satisfaction of TRCA that the grading and stabilization of all disturbed areas on and adjacent to the referenced lots and blocks has been implemented pursuant to the TRCA approved plans. 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 to the satisfaction of TRCA.
23. That the Owner provide a copy of the fully executed Subdivision Agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

**York Region Conditions  
Schedule of Conditions  
19T-17V09 (SUBP.17.V.0035)  
1600 Teston Road  
Part of Lot 26, Concession 3  
(Teston Sands Inc.)  
City of Vaughan**

Re: Lucas & Associates, dated January 29, 2019

**Conditions 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. York Region has commenced the Terms of Reference for the Individual Environmental Assessment (IEA) for Teston Road. Project construction delivery date is currently scheduled for 2026. Therefore, the Owner acknowledges and agrees to the following:
  - a) The results of the Teston Road IEA have to be accommodated in the subdivision plan.
  - b) Revisions to the draft plan of subdivision may be required to incorporate the recommendations of the approved IEA for Teston Road. These revisions shall be in conformity with the recommendations of the approved environmental assessment.
  - c) A Holding Provision shall be placed on Lots 1 to 7 and Block 94 (Stormwater Management) until the Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction.
  - d) The temporary road constructed from the proposed subdivision to Dufferin Street, including the section that fronts Lots 1 to 7, shall be at the Owner's cost and risk. The Region will not provide DC Credit for any works and will not be responsible for the maintenance or liability associated with the temporary roads.
  - e) Any infrastructure constructed under the temporary Teston Road that requires relocating to accommodate the Region's ultimate design for Teston Road will be at the developer's cost. This cost will be secured through a letter of credit based on cost estimates calculated by the Region.
  - f) Should the Region, in their opinion, incur significant additional costs to maintain vehicular and emergency access to the subdivision as part of the ultimate construction of Teston Road, the Owner will be responsible for the additional cost. This cost will be secured through the same letter of credit noted e) above based on cost estimates calculated by the Region.



- g) The Region will not assume the temporary roads and will not be responsible for the maintenance or liability of the temporary roads servicing the subdivision.
3. The Owner shall agree in wording satisfactory to Development Engineering, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
  4. The Owner shall agree in wording satisfactory to Development Engineering, 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.
  5. The following warning clause shall be included 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".
  6. 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;
    - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region
  7. The Owner shall convey the lands identified in the Region's approved IEA to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor. This will include but is not limited to widenings to satisfy a planned 36.0m right of way, additional widenings for the purpose of auxiliary lanes, 15.0m daylight triangles at proposed intersections and temporary or permanent grading easements.
  8. The Owner shall agree in wording satisfactory to Development Engineering, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.

9. The Owner shall agree in wording satisfactory to Development Engineering that the Owner will 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**

10. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
11. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
12. 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 Division and the Infrastructure Asset Management branch for record.
13. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues. The report will include a TDM Plan and assess the feasibility of providing a pedestrian and cycling connection to the existing community on the north side to have access to the existing community park.
14. 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) Requirements of York Region Transit/Viva
15. 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.
16. The Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a) All existing woody vegetation within the York Region road right-of-way,
  - b) Tree protection measures to be implemented on and off the York Region road right-of-way to protect right of way vegetation to be preserved,
  - c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
  - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:
  - e) Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes they must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance,
  - f) For landscape features not maintained to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.
17. 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.
18. 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 lands identified in the Region's approved IEA to York Region.

19. 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.

20. 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.
21. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street "A" shall be designed to accommodate the recommendations of the transportation report approved by York Region.

22. The Owner shall demonstrate, to the satisfaction of Development Engineering, that pedestrian access to Teston Road shall be provided from Street "A".
23. The intersection of Street "A" and Teston Road 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.
24. 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.
25. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
26. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
27. The Regional Corporate Services Department shall advise that Conditions 1 to 26 inclusive, have been satisfied.

ATTACHMENT 1c)



February 22, 2022

CFN 56689, X-Ref CFN 65064

**BY EMAIL: [laura.janotta@vaughan.ca](mailto:laura.janotta@vaughan.ca)**

Ms. Laura Janotta, Planner, MCIP, RPP  
Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Dear Ms. Janotta:

**Re: Zoning By-law Amendment – Z.21.046  
Draft Plan of Subdivision Application – 19T-17V009  
Related Zoning By-law Amendment & Official Plan Amendment – Z.17.026 & OP.17.010  
1600 Teston Road  
Part Lot 26, Concession 3  
City of Vaughan  
Teston Sands Inc. (Agent: Lucas & Associates)**

This letter will acknowledge receipt (received on November 27, 2021) of the above noted Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision applications. Thank you for the opportunity to review and provide comments. The following materials were received as part of your circulation:

- Cover Letter, dated November 16, 2021, prepared by Lucas & Associates;
- Property Description;
- Draft Plan, dated December 2, 2016, Revision No. 7 dated November 12, 2021, prepared by Lucas & Associates;
- Draft By-law & Schedule;
- Stormwater Management Report, dated February 2021, prepared by Schaeffer Consulting Engineers;
- SWM Operations and Maintenance Manual, dated February 2021, prepared by Schaeffers Consulting Engineers;
- Preliminary Report on Geotechnical Investigation, dated December 7, 2016, prepared by Sirati & Partners Consultants Ltd.;
- Hydrogeological Investigation (Wellhead Protection Areas and Water Balance), dated April 27, 2018, prepared by Sirati & Partners Consultants Ltd.;
- Hydrogeological Investigation (Wellhead Protection Areas and Water Balance), dated June 20, 2017, prepared by Sirati & Partners Consultants Ltd.;
- Environmental Noise Report, dated March 16, 2021, prepared by Jade Acoustics;
- Arborist Report, dated April 12, 2021, prepared by SBK;
- Trail Feasibility Report, dated April 12, 2021, prepared by SBK;
- Context Maps, dated November 16, 2021;
- Aerial Orthophotography, dated November 2021;

- Trail Feasibility Master Plan, Drawing No. T100, dated August 17, 2017, Revision No. 1 April 15, 2021, prepared by SBK;
- General Plan, Drawing No. GP-1, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Storm Tributary Area Plan, Drawing No. TA-1, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Sanitary Tributary Area Plan, Drawing No. TA-2, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Grading Plan: Part 1, Drawing No. GR-1, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Grading Plan: Part 2, Drawing No. GR-2, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Plan and Profile of Teston Road: From STA. 0+000 to 0+260, Drawing No. PP-1, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Plan and Profile of Street A: From STA. 0+000 to 0+200, Drawing No. PP-2, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Plan and Profile of Street A: From STA. 0+200 to 0+380, Drawing No. PP-3, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Plan and Profile of Street B: From STA. 0+380 to 0+490, Drawing No. PP-4, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Plan and Profile of Street E: From STA. 0+490 to 0+660, Drawing No. PP-5, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Plan and Profile of Street D: From STA. 0+660 to 0+752.43, Drawing No. PP-6, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Plan and Profile of Street C: From STA. 0+000 to 0+110.34, Drawing No. PP-7, dated November 2020, Revision No. April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Design Sheets, Drawing No. DS-1, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Utility Coordination Plan: Part 1, Drawing No. UT-1, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Utility Coordination Plan: Part 2, Drawing No. UT-2, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plans: Topsoil Stripping Stage (Stage 1), Drawing No. SC-1, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plans: Topsoil Stripping Stage (Stage 2), Drawing No. SC-2, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plans: Topsoil Stripping Stage (Stage 3), Drawing No. SC-3, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Erosion and Sediment Control Plans: Details, Drawing No. SC-4, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- City of Vaughan Standard, Drawing No. D-1, dated November 2020, Revision No. 1 April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Ontario Provincial Standard Drawings, Drawing No. D-2, dated November 2020, Revision No. 1 April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Project Details and Sections, Drawing No. D-3, dated November 2020, Revision No. 1 April 16, 2021, prepared by Schaeffers Consulting Engineers;

- Storm Management Tank Sections, Drawing No. SWM-1, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- SWM Pond Cooling Trench Details, Drawing No. SWM-2, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- SWM Pond Cooling Trench Sections: Sections C-C to Section G-G, Drawing No. SWM-3, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Storm Outfall Detail with Wingwall (13500 Concrete Pipe): Controlled to 100 Year Water Level, Drawing No. SWM-4, dated November 2020, Revision No. 1 dated April 16, 2021, prepared by Schaeffers Consulting Engineers;
- Key Plan, Drawing No. L100, dated August 17, 2017, Revision No. 1 April 15, 2021, prepared by SBK;
- Landscape Plan, Drawing No. L101, dated August 17, 2017, Revision No. 1 April 15, 2021, prepared by SBK;
- Landscape Plan, Drawing No. L102, dated August 17, 2017, Revision No. 1 April 15, 2021, prepared by SBK;
- Valley Buffer Planting Plan, Drawing No. L103, dated August 17, 2017, Revision No. 1 dated April 15, 2021, prepared by SBK;
- Valley Buffer Planting Plan, Drawing No. L104, dated August 17, 2017, Revision No. 1 dated April 15, 2021, prepared by SBK;
- Existing Buffer Planting, Drawing No. L101, dated August 17, 2017, Revision No. 1 dated April 15, 2021, prepared by SBK;
- Details, Drawing No. L200, dated August 17, 2017, Revision No. 1 dated April 17, 2021, prepared by SBK;
- Details, Drawing No. L201, dated August 17, 2017, Revision No. 1 dated April 17, 2021, prepared by SBK;
- Details, Drawing No. L202, dated August 17, 2017, Revision No. 1 dated April 17, 2021, prepared by SBK;
- Details, Drawing No. L203, dated August 17, 2017, Revision No. 1 dated April 17, 2021, prepared by SBK;
- Existing Tree Inventory and Preservation Plan, Drawing V100, dated August 17, 2021, prepared by SBK;
- Existing Tree Inventory and Preservation Plan, Drawing No. V101, dated August 17, 2021, prepared by SBK.

As per the “Living City Policies for Planning and Development within the Watersheds of the TRCA” (LCP), staff provides the following comments as part of TRCA’s commenting role under the *Planning Act*, the Authority’s delegated responsibility of representing the Provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (PPS, 2020); TRCA’s Regulatory Authority under O. Reg. 166/06 (as amended), *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice.

### **Background**

On June 5, 2018, we understand the City of Vaughan approved at the Committee of the Whole, applications for an OPA, ZBA, and Draft Plan of Subdivision to permit the development of an 87 single-detached lot subdivision. The City’s approval of the applications was appealed by the McKenzie Ridge Ratepayer’s Association to the former Local Planning Appeal Tribunal (LPAT Case #PL180665). Prior to the City approving the applications, we understand the applicant had filed an appeal of the City’s



non-decision. However, the applicant's appeal was withdrawn on June 11, 2018, due to the applications being approved by the City.

Prior to the Committee of the Whole decision, TRCA staff provided TRCA's Conditions of Draft Plan Approval for the above noted applications as noted in TRCA's letter dated May 14, 2018. TRCA's conditions were included in the Committee of the Whole staff report. TRCA did not obtain Party status in the appeal proceedings.

In advance of the LPAT Case Management Conference (CMC) on June 26, 2019, we understand the Tribunal was informed that the parties had reached a settlement regarding the applications to address the McKenzie Ridge Ratepayer's appeal. We also understand the proposal was revised to achieve the settlement and the original 87 lots consist of 90 lots with a fenced 10 m buffer adjacent to the residential areas to the north and east.

The Tribunal's Order dated June 26, 2019, approved the OPA, ZBA, and Draft Plan of Subdivision applications to re-designate the subject lands from "Natural Area" to "Low-Rise Residential" and rezone the subject lands from "Agricultural Zone" (A) and "Open Space Environmental Protection Zone" (OS5) to "Residential Detached Zone One" (RD1), "Residential Detached Zone Three" (RD3) with "Holding Symbol" (H), "Open Space Conservation Zone" (OS1) with the "Holding Symbol" (H), and "Open Space Environmental Protection Zone" (OS5) to facilitate a residential development consisting of 90 lots to be developed with detached dwelling units. We further understand the "Holding Symbol" (H) shall not be removed from the lands associated with Lot 46 to 56, Lot 1 to 9, and Blocks 90 and 94 until an alternative stormwater management solution which does not require these lands be approved by the City, York Region, and TRCA. Further, the approval is subject to several conditions as outlined in Attachment "A" of the Tribunal's revised Order dated March 16, 2020, which includes TRCA's conditions.

### **Purpose of the Application**

It is our understanding that the purpose of the above noted ZBA and Draft Plan of Subdivision is to revise the zoning and draft approved plan of subdivision approved by the LPAT Order dated January 3, 2020. Based on our review of the submission, we understand the following revisions are proposed to the LPAT approved ZBA and Draft Plan:

- Removal of the stormwater management facility within Block 96;
- Introduction of a proposed stormwater management underground storage facility within Block 93;
- Realignment of Street "A" to accommodate these revisions;
- Removal of the walkway/stormwater management facility access;
- Reconfiguration of Lots 1 to 12 and 49 to 56;
- Consolidation of former Block 94 and 96 to create Block 96 for the retention of the existing residential dwelling within an Open Space Block.

We also understand a "Holding Symbol" (H) zone is proposed for Lots 1 to 9, Lots 48 to 56, and Block 96 until the conditions of removal regarding the decommissioning of the temporary stormwater management pond and required landscape features are constructed and completed to the satisfaction of the approval authorities.

### **O. Reg. 166/06**

The subject property is traversed by the Upper East Don River, a tributary and valley corridor of the Don River Watershed. The property also contains wetlands associated with the Provincially Significant

East Don River Headwater Wetland Complex (PSW), as well as several other natural heritage features. As such, a portion of the site is regulated by TRCA under O. Reg. 166/06, and are subject to the policies of TRCA's LCP.

Please note that a TRCA Permit (Permit #C-211105) was issued on September 21, 2021, for the construction of a temporary sediment control pond, topsoil stripping and rough grading. A separate TRCA permit will be required for the servicing components and final grading operations associated with the proposed development.

### **Comments**

The following comments provide further articulation to TRCA's existing conditions and are intended to aid the applicant in fulfilling TRCA's Conditions of Draft Plan Approval and the applicant's request for registration. Recognizing that conditions remain applicable to the revised Draft Plan and must be fulfilled prior to registration of the Draft Plan, TRCA's comments noted below can be adequately addressed as part of the revised conditions of draft plan approval. Please note, many of the comments noted below were identified as part of the City's Pre-Perfect Engineering submission and TRCA's comments dated July 7, 2021.

### **Planning Ecology**

1. Based on the Natural Heritage Evaluation (NHE), dated April 2018, prepared by Savanta, there are woodland features and vegetated areas at the southeast corner of the subject property that will be impacted by the proposed grading and servicing associated with the proposed development (i.e., new driveway, grading and emergency stormwater management overland flow). As part of the initial draft plan review, TRCA staff negotiated and accepted in-principle the removal of the vegetation in this area subject to compensation. As noted in the NHE, the compensation was intended to be provided within enhanced buffers adjacent to the natural heritage system (NHS). However, through the LPAT settlement, the enhanced buffer was reduced and an additional three (3) lots incorporated into the draft plan design. TRCA has reviewed the restoration plans and recommend a more robust restoration plan for the buffers by increasing the density of plantings and completing further restoration in the open areas in Block 99.
2. The Block 98 vegetation protection zone associated with the revised Draft Plan does not extend to the southern limit within Block 96 as proposed on the LPAT approved Draft Plan. We understand the vegetation protection zone has been removed because the existing residential building within Block 96 is proposed to be retained and is currently located within the buffer area. Further, because of the proposed alternative stormwater management strategy, the need for the stormwater management pond and its associated grading and servicing adjacent to the NHS, with potential impacts requiring mitigation, is no longer required. Also, it is recognized that Block 96 is proposed to be zoned "Open Space Conservation Zone" with a "Holding Symbol" (OS1(H)) and the "Holding Symbol" (H) will not be removed until the design of Teston Road has been completed and approved by York Region, the temporary stormwater management pond is decommissioned, and the ultimate stormwater management facility is constructed to the satisfaction of the City, York Region and TRCA. We understand the OS1 zone does not permit development other than for conservation or flood control projects, and any use set out in Subsection 7.1.2 of the Zoning By-law, which only permits recreational, institutional and conservation uses. In this regard, it is TRCA staff's opinion that appropriate planning mechanisms are being applied to Block 96 to ensure adequate protection of the NHS in this area. Further, if the applicant submits planning applications for future development beyond the existing residential building and accessory structures, it is TRCA's expectation that the NHS and associated vegetation protection zone associated with Block 96 will be identified and

gratuitously dedicated and placed into public ownership. TRCA staff also note that Block 96 is located within a TRCA Regulated Area and a permit is required for any future development within the regulation portion of the block.

### **Functional Servicing & Stormwater Management**

3. Prior to the servicing permit, TRCA staff will require information on the conveyance capacity of the outlet channel confirming that the channel can safely convey the 100-year release rate from the storage facility and detailed drawings for the outlet.

### **Geotechnical Engineering**

4. The proposed servicing drawings illustrate infiltration trenches for Lots 2 to 9 and Lots 50 to 54 along the edge of the proposed 2.5:1 side slope. The impact of such infiltration trenches on the stability of the proposed grading must be assessed within the required slope stability review to ensure that there will be no adverse impact on the long-term stability of the grading.
5. The grading plan (Drawing GR-2) shows a proposed 2.5:1 slope for the site, which is a steeper inclination than 3:1. The original slope stability report titled "Additional Slope Stability Investigation", dated April 27, 2018, prepared by Sirati & Partners Consultants Ltd., was prepared based on the assumption of a 3:1 side slope. Therefore, the Geotechnical Report should be updated accordingly or alternatively a supplementary slope stability report prepared to assess the proposed grading strategy and confirm that the global stability for the proposed grading strategy meets a factor of safety of 1.50.
6. Drawing PP-1 and SWM-3 show a road profile, where the side slope of the proposed grading was not provided. Please provide the side slope of the proposed filling. The applicant's geotechnical engineer must verify that the proposed grading meets global stability with a minimum factor of safety of 1.50.
7. Drawing PP-2 shows that the proposed stormwater management tank at the toe of the grading to match this site to the adjacent properties. The applicant's geotechnical engineer must ensure that the appropriate design strategy is incorporated so that the grading area is not adversely impacted by the potential saturation by the stormwater management tank and does not create a stability issue for grading of this site and the adjacent properties.
8. Drawing PP-2 also illustrates a cross-section for the proposed stormwater management cooling trench. Drawing SWM-2 illustrates an armour stone retaining wall is needed at the edge of Lot 1. The retaining wall is relatively high and may impact stability of the tableland behind it. As part of the supplementary slope stability review, the impact of the proposed trench and retaining wall need to be assessed to ensure that the slope is stable.
9. Drawing SWM-2 illustrates a cut of 2:1 to facilitate the proposed stormwater management pond cooling trench. Please evaluate if the riprap protection or similar is needed to be extended to cover the face of the 2:1 slope so that the risk of surface erosion is minimized if the side slopes are in contact with runoff.
10. The proposed embankment for the road on Drawing SWM-3 requires some protective measures to mitigate the adverse impacts to the road embankment by the seepage due to the stormwater management cooling trench facilities. Please provide geotechnical recommendations on the drawing to mitigate potential seepage.

### **Revised Draft Plan Conditions**

11. Based on our review of the revised Conditions of Draft Plan Approval, it appears that most revisions include the removal of any reference to the stormwater management pond which is no longer required and revisions to applicable block numbers to reflect revisions to the Draft Plan. Also, it appears the necessary TRCA conditions remain in the proposed Schedule of Conditions. However, it appears that the vegetation protection zone (Block 98), NHS (Block 99), and open space area (Block 93) are proposed to be gratuitously dedicated to the TRCA. Recognizing that the adjacent NHS in this area is owned by the City, further discussion is required between TRCA, the City and the applicant to determine the appropriateness of these blocks being conveyed to the TRCA.

### **Recommendation**

Given the above, TRCA staff has **no objection** to the above noted ZBA and Draft Plan of Subdivision revisions. As noted above, further discussion is required between TRCA, City and the applicant to discuss the gratuitous dedication of Block 93, 98, and 99. As such, revisions to the proposed Conditions of Draft Plan Approval may be required.

I trust these comments are of assistance. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Yours truly,



Adam Miller, BES, MCIP, RPP  
Senior Manager  
Development Planning & Permits  
Extension 5244  
/am

cc: Cam Milani, Milani Group: [cam.milani@milanigroup.ca](mailto:cam.milani@milanigroup.ca)  
Glenn Lucas, Lucas & Associates: [gjlucas@rogers.com](mailto:gjlucas@rogers.com)  
Ruth Rendon, City of Vaughan: [ruth.rendon@vaughan.ca](mailto:ruth.rendon@vaughan.ca)

December 2, 2021

City of Vaughan – Planning Department

To: **Laura Janotta, Planner, Development Planning**

Reference: **File: Z.21.046, 19T-17V009** **Related Files: Z.17.026, OP.17.010**  
**1600 Teston Road**  
Teston Sands  
Ward 1

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 90 single detached dwellings 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

Revised: May 11, 2020

**Date:** November 29<sup>th</sup> , 2021

**Attention:** Laura Janotta

**RE:** Request for Comments

**File No.:** Z.21.046 & 19T-17V009

**Applicant:** Cam Milani , c/o Teston Sands Inc.

**Location** 1600 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)**

## ATTACHMENT 1f)

**From:** [Joshua Cipolletta](#)  
**To:** [Laura Janotta](#)  
**Subject:** FW: [External] RE: Request for Comments – Z.21.046 & 19T-17V009 - Submission for 1600 Teston Road  
**Date:** Monday, December 13, 2021 4:23:42 PM  
**Attachments:** [image001.png](#)

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Hey Laura,

Please see below from Enbridge.

Josh

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**From:** Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>  
**Sent:** Monday, December 13, 2021 4:23 PM  
**To:** Joshua Cipolletta <[Joshua.Cipolletta@vaughan.ca](mailto:Joshua.Cipolletta@vaughan.ca)>  
**Subject:** [External] RE: Request for Comments – Z.21.046 & 19T-17V009 - Submission for 1600 Teston Road

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Casey O'Neil**

Sr Analyst Municipal Planning  
**Engineering**

ENBRIDGE  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

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**From:** Joshua Cipolletta <[Joshua.Cipolletta@vaughan.ca](mailto:Joshua.Cipolletta@vaughan.ca)>  
**Sent:** Friday, November 26, 2021 5:20 PM  
**To:** Francesco Morea <[Francesco.Morea@vaughan.ca](mailto:Francesco.Morea@vaughan.ca)>; Elvio Valente <[Elvio.Valente@vaughan.ca](mailto:Elvio.Valente@vaughan.ca)>; Gus Michaels <[Gus.Michaels@vaughan.ca](mailto:Gus.Michaels@vaughan.ca)>; Nick Spensieri <[Nick.Spensieri@vaughan.ca](mailto:Nick.Spensieri@vaughan.ca)>; Sonia Furtado <[Sonia.Furtado@vaughan.ca](mailto:Sonia.Furtado@vaughan.ca)>; Haiqing Xu <[Haiqing.Xu@vaughan.ca](mailto:Haiqing.Xu@vaughan.ca)>; Nancy Tuckett <[Nancy.Tuckett@vaughan.ca](mailto:Nancy.Tuckett@vaughan.ca)>; Christina Bruce <[Christina.Bruce@vaughan.ca](mailto:Christina.Bruce@vaughan.ca)>; Fausto Filipetto <[Fausto.Filipetto@vaughan.ca](mailto:Fausto.Filipetto@vaughan.ca)>; Shahrzad Davoudi-Strike <[Shahrzad.Davoudi-Strike@vaughan.ca](mailto:Shahrzad.Davoudi-Strike@vaughan.ca)>; Urban Design & Cultural Heritage Circulations <[UD.CH.Circulations@vaughan.ca](mailto:UD.CH.Circulations@vaughan.ca)>; Margaret Holyday <[Margaret.Holyday@vaughan.ca](mailto:Margaret.Holyday@vaughan.ca)>; Ruth Rendon <[Ruth.Rendon@vaughan.ca](mailto:Ruth.Rendon@vaughan.ca)>; Finuzza Mongiovi

September 5, 2017

Christina Napoli  
Senior Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Christina Napoli,

Re: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-Law Amendment  
Cam Milani, Teston Sands Inc.  
1600 Teston Road  
In Part Lot 26, Concession 3  
City of Vaughan  
File No.: 19T-17V009  
Related: OP-17-010 & Z-17-026

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for 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.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

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**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

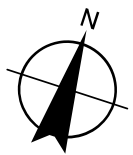
500 Consumers Rd, North York, ON, M2J 1P8

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

**Integrity. Safety. Respect.**

AC/jh





VACANT

BLOCK 99  
NATURAL HERITAGE  
(5.63 HA)

OS5

#### ZONING BASED ON BY-LAW 1-88



Subject Lands

OS1(H), Open Space Conservation Zone with the Holding Symbol

OS1, Open Space Conservation Zone

OS5, Open Space Environmental Protection Zone

RD1, Residential Detached Zone One

RD3(H), Residential Detached Zone Three with the Holding Symbol

RD3, Residential Detached Zone Three

**BLOCK X:  
STORMWATER MANAGEMENT  
BLOCK RED-LINED MAY 11, 2022**

## Proposed Zoning and Revised Draft Plan of Subdivision (Red-Lined) File 19T-17V009

**LOCATION:** 1600 Teston Road;  
Part of Lot 26, Concession 3

**APPLICANT:**  
Teston Sands Inc.



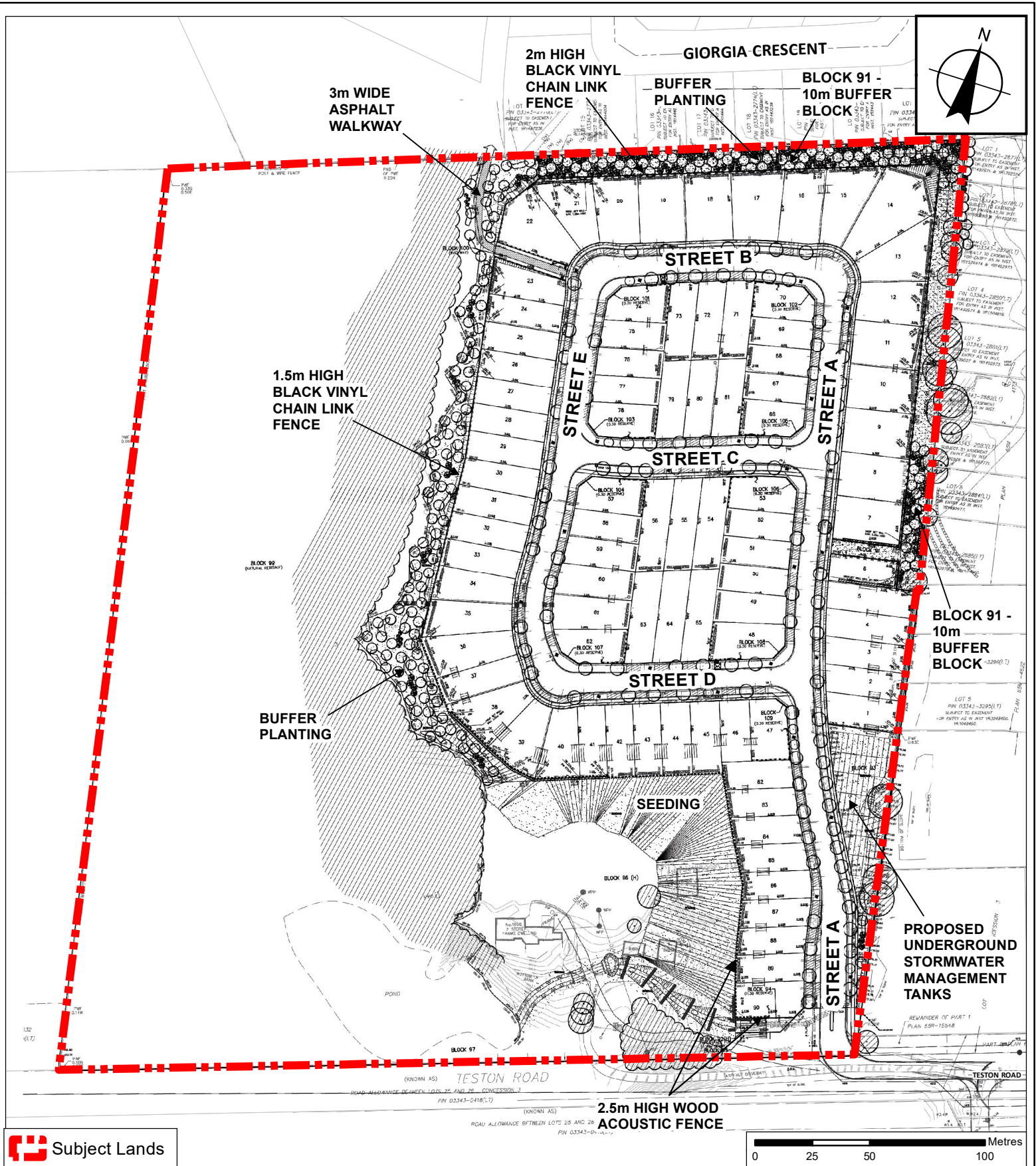
## Attachment

**FILES:**  
Z.21.046 and  
19T-17V009

**DATE:** June 21, 2022

3





# Landscape Plan

**LOCATION:** 1600 Teston Road;  
Part of Lot 26, Concession 3

**APPLICANT:**  
Teston Sands Inc.



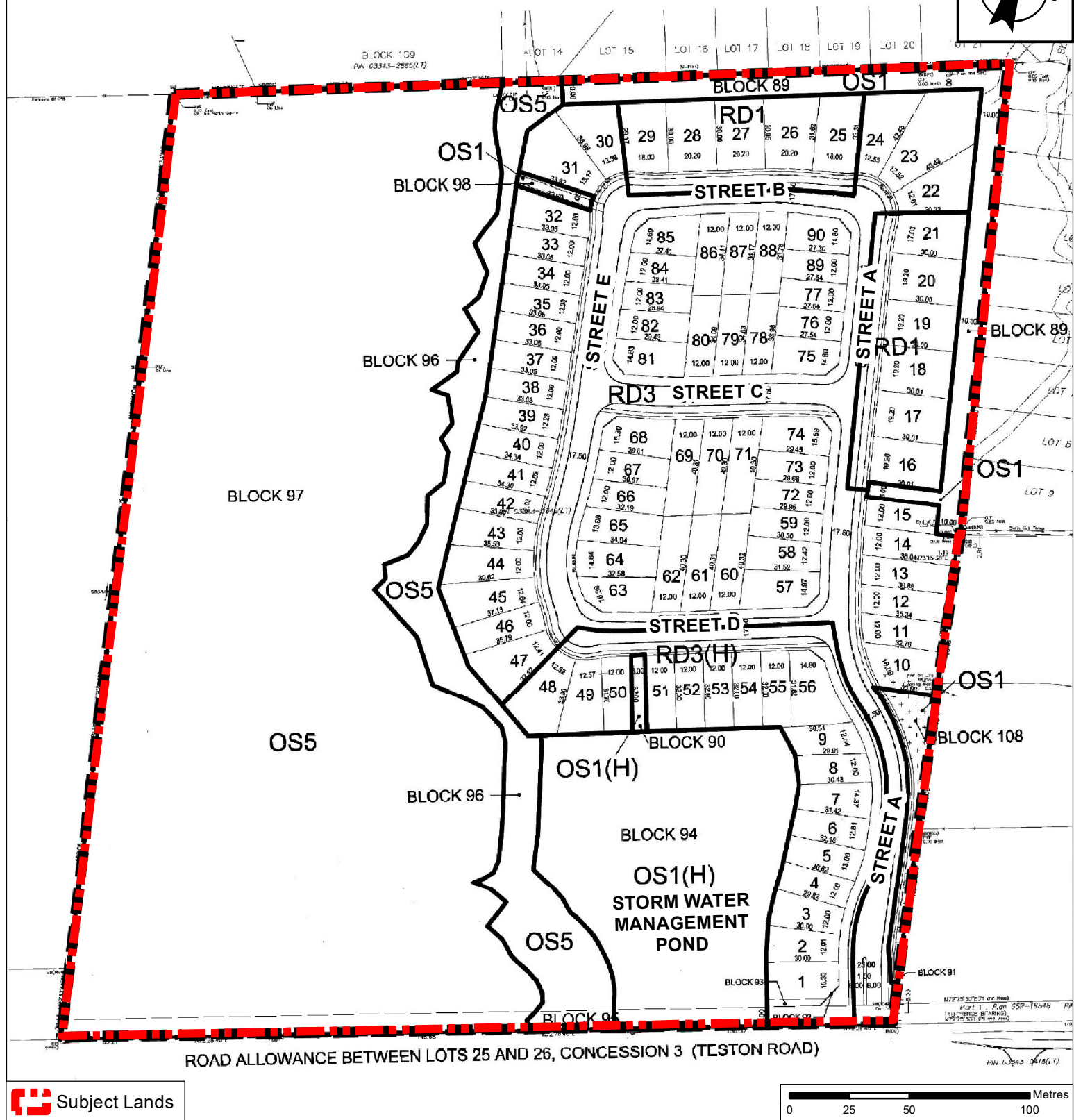
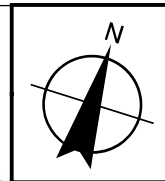
# Attachment

**FILES:**  
Z.21.046 and  
19T-17V009

**DATE:** June 21, 2022

**4**

★ ZONING APPROVED BY  
ONTARIO LAND TRIBUNAL



**Original Draft Plan of  
Subdivision File 19T-17V009 and  
OLT Approved Zoning**

**LOCATION:** Part of Lot 26, Concession 3

**APPLICANT:** 1600 Teston Road; Teston Sands Inc.



**Attachment**

**FILES:**  
Z.21.046 and  
19T-17V009

**DATE:** June 21, 2022

**5**