

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 ConditionsVaughan 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 Giorgina 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 watermains 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 ¹	3.5m
7.0 - 8.99m ¹	3.75m
9.0 - 11.99m ¹	6.0m
12.0m and greater ²	9.0m

¹The 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.

²The 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.

ATTACHMENT 1b)

**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

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
Glenn Lucas, Lucas & Associates: gjlucas@rogers.com
Ruth Rendon, City of Vaughan: 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

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 29th , 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@alecrautilities.com

Subdivision Application Information Form is available by emailing tony.donofrio@alecrautilities.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](#)

Hey Laura,

Please see below from Enbridge.

Josh

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Monday, December 13, 2021 4:23 PM
To: Joshua Cipolletta <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.

Regards,

Casey O'Neil

Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Joshua Cipolletta <Joshua.Cipolletta@vaughan.ca>
Sent: Friday, November 26, 2021 5:20 PM
To: Francesco Morea <Francesco.Morea@vaughan.ca>; Elvio Valente <Elvio.Valente@vaughan.ca>; Gus Michaels <Gus.Michaels@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Sonia Furtado <Sonia.Furtado@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Christina Bruce <Christina.Bruce@vaughan.ca>; Fausto Filipetto <Fausto.Filipetto@vaughan.ca>; Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>; Urban Design & Cultural Heritage Circulations <UD.CH.Circulations@vaughan.ca>; Margaret Holyday <Margaret.Holyday@vaughan.ca>; Ruth Rendon <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 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 signature is written in a cursive, flowing style.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

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ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh