

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: 1

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.17.010
ZONING BY-LAW AMENDMENT FILE Z.17.026
DRAFT PLAN OF SUBDIVISION FILE 19T-17V009
TESTON SANDS INC.
VICINITY OF DUFFERIN STREET AND TESTON ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek endorsement from the Committee of the Whole of the Recommendation contained in this report for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009, which have been appeal to the Local Planning Appeal Tribunal (“LPAT”), to permit a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings.

Report Highlights

- The Owner proposes a residential plan of subdivision consisting of 87 lots to be developed with detached dwellings.
- The Owner is dedicating 6.44 ha of core features and their related vegetative protection zone into public ownership, in accordance with the policies of Vaughan Official Plan 2010 (“VOP 2010”).
- The Owner has appealed the Official Plan and Zoning By-law Amendment Applications and the Draft Plan of Subdivision Application to the Local Planning Application Tribunal.
- The Development Planning Department recommends that Council endorses the Recommendations in this report regarding the proposed development as it is consistent with the *Provincial Policy Statement*, conforms with the Growth Plan, Oak Ridges Moraine Conservation Plan, the York Region Official Plan, VOP 2010 and is consistent with the existing and planned land uses in the surrounding area.

Recommendations

THAT the Local Planning Appeal Tribunal (“LPAT”) be advised that Vaughan Council ENDORSES the following Recommendations:

1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from “Natural Areas” to “Low-Rise Residential” subject to the “Low-Rise Residential” policies of VOP 2010.

2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

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

3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3 (H) Residential Detached Zone Three” with the Holding Symbol “(H)”, OS1 (H) “Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4.”

4. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned “RD3(H) Detached Residential Zone Three” with the Holding Symbol “(H)” and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:

i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York 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; and,

- ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:
 - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).
9. Should the Local Planning Appeal Tribunal (“LPAT”) approve the applications, then LPAT withhold its final Order on the Official Plan Amendment File OP.17.010, Zoning by-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 until confirmation from the City is received indicating that the Owner’s LPAT appeal of Vaughan Official Plan 2010 (File No. PL111184) (Appeal #162) as

it pertains to the Subject Lands is resolved to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.

10. THAT City of Vaughan Staff be directed to attend the LPAT proceedings in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009.

Background

The Subject Lands (the “Subject Lands”) are located on the north side of the unopened allowance for Teston Road, west of Dufferin Street, and are municipally known as 1600 Teston Road, shown as Subject Lands on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

The Owner has appealed Vaughan Official Plan 2010 (“VOP 2010”) and the current Official Plan and Zoning By-law Amendment Applications and the Draft Plan of Subdivision Application to the Local Planning Appeal Tribunal

On August 22, 2016, the Owner submitted an Appeal (File No. 111184) to the then Ontario Municipal Board (“OMB”) now the Local Planning Appeal Tribunal (“LPAT”) respecting the Subject Lands, specifically Schedule 2 – “Natural Heritage Network” of VOP 2010.

On December 19, 2017, the Owner submitted an Appeal (File No.PL180012) to the then OMB on Zoning By-law Amendment File Z.17.026, pursuant to Section 34 (11) of the *Planning Act* for Vaughan Council’s failure to make a decision on the Application within 120 days of the City deeming the Application complete.

On April 1, 2018, the Owner submitted Appeals to the then OMB on Official Plan Amendment File OP.17.010 and Draft Plan of Subdivision File 19T-17V009, pursuant to Sections 17 (40) and 51 (34) of the *Planning Act* for Vaughan Council’s failure to make a decision on the Applications within 180 days of the City deeming the Applications complete.

The LPAT has scheduled a pre-hearing for the Official Plan Amendment and Zoning By-law Amendment Application, and the Draft Plan of Subdivision Application on November 8, 2018.

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

The Owner has submitted, the following applications (the “Applications”) to permit a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings:

1. Official Plan Amendment File OP.17.010 to amend Site-Specific Policy 13.20 of Vaughan Official Plan 2010 (“VOP 2010”), Volume 2, to redesignate the subject lands from “Natural Areas” to “Low-Rise Residential” in the manner shown on Attachment #4, and subject to the “Low-Rise Residential” policies of VOP 2010.
2. Zoning By-law Amendment File Z.17.026 to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, OS1(H) “Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment #4.
3. Draft Plan of Subdivision File 19T-17V009 (the “Draft Plan”) shown on Attachment #4, to facilitate a residential plan of subdivision consisting of the following:

Lots 1-87	Detached Residential (frontages 12m - 21m)	4.21ha	87 units
Block 89	Vegetation Protection Zone	0.81ha	
Block 90	Natural Heritage (Core Features)	5.63ha	
Blocks 88 & 91	Walkway / SWM Access	0.04ha	
Block 92	Stormwater Management Pond	1.15ha	
Block 96	Open Space	0.08ha	
Block 93	Road Widening	0.28ha	
Blocks 94-95, 97-105	0.3m Reserves	0.01ha	
Roads	17.5m to 20m (Public Roads “A”-“E”)	1.48ha	
Total		13.69ha	87 units

The Owner has revised the Draft Plan to address comments from internal departments, external public agencies and comments from local residents

The original Draft Plan shown on Attachment #5 was the subject of the Public Hearing held on January 23, 2018, and the Community Meeting held on March 27, 2018. The Owner has made the following revisions to the Draft Plan, as shown on Attachment #4 to address comments from internal departments, external public agencies and from area residents:

- The number of lots has been reduced from 96 to 87;
- The lot areas for Lots 14 to 27 have been increased to be consistent with the existing abutting lots to the north and east;
- The lot frontages for Lots 14 to 27 have been increased from 15 m to 21 m, except for pie-shaped Lots 19 to 23 and 27, to be consistent with existing abutting lots to the north and east;

- The interior lot lines for Lots 14 to 27 are matched with the interior lot lines of the existing abutting lots to the east and north;
- A stormwater management pond (Block 92) designed to meet City's and TRCA's requirements resulting in the removal of Street "F" and reconfiguration of the lots formerly located south of Street "D" and formerly east of Street "A" is included in the Draft Plan. The Owner will convey the pond to the City;
- Public connections (Blocks 91 and 88) are included through the stormwater management pond and to the core features, specifically the valley and stream corridor area;
- 6.44 ha of core features (valley and stream corridor, natural features, natural hazards) and associated vegetation protection zone (Blocks 89 and 90) are included on the Draft Plan. The Owner will be dedicating these Blocks into public ownership in accordance with City and TRCA policies as it promotes the long-term protection of these important natural areas for the Don River corridor; and
- A minimum vegetation protection zone ("MVPZ") to the valley and stream corridor, is included on the Draft Plan, as a separate buffer block (Block 89), in accordance with City and TRCA policies. These lands will be rezoned to OS5 Open Space Environmental Protection Zone as Attachment #4.

The Official Plan Amendment, Zoning By-law Amendment and the Draft Plan of Subdivision Applications were considered at the January 23, 2018, Public Hearing

On December 22, 2017, a Notice of Public Hearing was circulated to all property owners within an expanded notification area beyond 150 m as shown on Attachment #2 and to the MacKenzie Ridge Ratepayers' Association. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

The recommendation of the Committee of the Whole to receive the Public Hearing report of January 23, 2018, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 30, 2018. Council also resolved to hold a community meeting with residents, City staff, and the Local and Regional Councillors. The Community Meeting was held on March 27, 2018.

The following is a list of individuals who either made a deputation or submitted written correspondence at the January 23, 2018 Public Hearing and at the March 27, 2018 Community Meeting:

Deputations:

- R. Kenedy, Mackenzie Ridge Ratepayers Association, Georgia Crescent
- R. Lorello, Treelawn Boulevard, Kleinburg
- Mr. Gary, street name and first initial redacted, Maple
- Mr. Atticus, street name and first initial redacted, Maple

Written Submissions:

- S. Sigrist, email dated September 18, 2017
- R. Kenedy, Georgia Crescent, email dated September 22, 2017
- A. Avsiannikov, Hunterwood Chase, email dated September 24, 2017
- M. Muzzo, Georgia Crescent, email dated September 25, 2017
- P. Bender, email dated September 25, 2017
- N. and S. Chopra, Georgia Crescent, email dated September 25, 2017
- J. Vitale, Adirondack Road, email dated October 1, 2017
- C. Gabriel, Germana Place, email dated October 1, 2017
- K. Gabriel, Germana Place, email dated October 1, 2017
- R. Gabriel, Germana Place, email dated October 1, 2017
- J. and M. Baksi, Antonini Court, email dated October 1, 2017
- K. Gabriel, Germana Place, email dated October 2, 2017
- F. Liberatore, email dated October 1, 2017
- J. Vukman, Germana Place, email dated October 2, 2017
- S. Lee, Teston Road, email dated January 22, 2018

The following is a summary of the comments made by the Public at the Public Hearing meeting, community meeting and in written submissions, including comments appended to a petition signed by approximately 70 individuals and emailed March 29, 2018 by the Mackenzie Ratepayers Association and responses to these comments from the Development Planning Department:

- i) The Subject Lands are located within the Oak Ridge Moraine and the proposed development will harm the surrounding environment;

Response

The Subject Lands are designated “Settlement Area” by the Oak Ridges Moraine Conservation Plan (“ORCMP”), which permits development and lot creation subject to the policies of the ORCMP. The Development conforms to the Settlement Area policies of the ORCMP, discussed in detail in the Analysis and Options section of this report. The City and the TRCA are satisfied with the development limits shown on Attachment #4, discussed further in the TRCA section of this report.

- ii) The quality of fill should be monitored, and the large quantity of fill required to properly grade the Subject Lands and the tamping of the fill may cause vibrations and structural damage to neighbouring properties.

Response

The placement of fill is regulated by City's Fill By-law and grading and drainage plans approved by the City submitted in support of the Applications. The Vaughan Development Engineering Department has reviewed the submitted grading plans and has no objections to the proposed grading, which is discussed further in the Development Engineering section of this report.

- iii) A large treed buffer zone between the proposed development and all neighbouring properties should be established and be publicly owned.

Response

Publicly owned landscaped buffer blocks located between compatible residential uses are not required. The Tree Inventory and Preservation Plan and the Arborist Report submitted in support of the Applications recommends that where possible existing vegetation located along the east property boundary be preserved and protected. A condition approval is included in Attachment #1 that the Owner shall not remove trees without written approval from the City and that Owner shall enter into a tree protection agreement with the City.

- iv) There will be potential drainage issues caused by heavy rain and potential flooding of new homes and existing neighbouring properties.

Response

The Development includes a stormwater management pond (Block 92). The Development Engineering Department and the TRCA have reviewed the submitted stormwater management report and have no objection to the report, which is discussed further in the Development Engineering section of this report.

- v) There will be increased traffic generated by the proposed development given there is only one access onto Teston Road.

Response

The Traffic Impact Study ("TIS") submitted in support of the Applications concludes that the existing road system can accommodate the increase in traffic volumes attributed to the Development. The Development Engineering Department and York Region have reviewed the TIS and have no comment.

- vi) The development proposal should include executive lots like the abutting residential neighbourhood.

Response

The original Draft Plan (Attachment #5) has been revised to increase the lot area for Lots 14 to 27 (Attachment #4) and to increase the lot frontage from 15 m to 21 m for Lots 14 to 27, except for pie-shaped Lots 19 to 23 and 27, to be consistent with existing abutting lots to the east and north. The interior lot lines for Lots 14 to 27 are modified to match the interior lot lines of the existing abutting lots to the east and north.

- vii) The unauthorized removal of trees on the Subject Lands should be replaced and the replanting program and should be monitored.

Response

The By-law and Compliance Department laid charges for the unauthorized tree removal. The City requires that a compensation plan be prepared by the Owner for all trees removed to date and for all trees that will be removed as part of the inventory removals plans for the proposed Draft Plan. A condition of approval to this effect is included in Attachment #1

- viii) There is no public transit along Dufferin Street, between Major Mackenzie and King-Vaughan Road to support the proposed development.

Response

Public transit is the responsibility of York Region. York Region has reviewed the Applications and has not provided comments with respect to transit (Attachment #1b). The Region of York Transportation Master Plan indicates that public transit is planned for both Dufferin Street and Teston Road adjacent to the Subject Lands in the next 10 to 14 years.

- ix) Existing schools in the area are at capacity.

Response

The York Catholic and the York District School Boards have reviewed the Applications and have advised they have no comment or objection to the Draft Plan.

On May 28, 2018, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals that requested notice of further consideration of the Applications, appeared at the Public Hearing and submitted correspondence to the City.

Previous Reports/Authority

[https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW\(PH\)0123_18_1.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(PH)0123_18_1.pdf)

Analysis and Options

The Development Planning Department has reviewed the proposed amendment to Site-Specific policy 13.20 of VOP 2010, Volume 2 in consideration of the following policies:

The Draft Plan is consistent with the Provincial Policy Statement (2014)

The *Provincial Policy Statement, 2014* (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and enables development while ensuring that the resources of provincial interests, public health and safety, and the quality of the natural and built environment are protected.

Part V - “Policies” of the PPS state (in part) the following:

Settlement Areas

1.1.3.1 “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”

1.1.3.2 “Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
- efficiently use land and resources;
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion”.

2.1.3.3 “Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

Natural Heritage

2.1.2 “The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

2.1.8 “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

The Subject Lands are located within a defined settlement area by the PPS. The Draft Plan achieves the intention of the Settlement Areas, Housing and Natural Heritage policies of the PPS, by making more efficient use of the Subject Lands as it minimizes land consumption, proposes a housing typology that will help meet projected housing needs, and utilizes existing servicing and infrastructure. In addition, the Draft Plan will result in the long-term protection for the surrounding natural environment by bringing it into public ownership.

The Draft Plan conforms with the Growth Plan for the Greater Golden Horseshoe (2017)

The Provincial *Growth Plan for the Greater Golden Horseshoe* (“Growth Plan”) is intended to guide decision making on the development of land by encouraging compact built form, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

Managing Growth (in part)

Policies 2.2.1.1 and 2.2.1.2 of the Growth Plan state that the forecasted population and employment growth identified will be used for planning and managing growth to the horizon of the Growth Plan, and the forecasted growth will be allocated based on the following (in part):

- c) within settlement areas, growth will be focused in:
 - i) delineated built-up areas;*
 - ii) strategic growth areas; and,*
 - iv) areas with existing or planned public service facilities.**

Policy 2.2.1.4 further states that the Growth Plan will support the achievement of complete communities that (in part):

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; and*
- e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.*

The Draft Plan is consistent with the policy framework envisioned by the Growth Plan by making more efficient use of the Subject Lands by incorporating a compatible form of ground related residential development within an existing built-up area, utilizing municipal services, providing a stormwater management pond and protecting for new Regional infrastructure, the extension of Teston Road.

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

The Subject Lands are located within the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are designated “Settlement Area”. Development within the “Settlement Area” designation of the ORMCP shall focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the ORMCP Area (Section 18(1)(a)), and to maintain, and where feasible, restore the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and related ecological functions (Section 18(2)(a)). New lots may be created in Settlement Areas (Section 18(2)(4)), subject to the policies of the

ORMCP, the Owner must demonstrate that the Draft Plan will not adversely affect the ecological integrity of the ORCMP (Section 18(6)(d)).

The Draft Plan conforms to the ORMCP as the proposed lots for detached residential dwelling units are located on lands designated Settlement Area. The Owner has provided the vegetation protection zone as a separate buffer block (Block 89) to minimizing the impact of development on the adjacent core features (Block 90) and to maintain the connectivity of the natural heritage system. Blocks 89 and 90 will be dedicated into Public ownership to provide for the long-term protection of the surrounding natural environment.

The Draft Plan conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 (“YROP 2010”) designates the Subject Lands as “Urban Area” by Map 1 – “Regional Structure”, which permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. The Draft Plan conforms to the YROP 2010.

York Region has commenced the Terms of Reference for the Individual Environmental Assessment (“IEA”) for the proposed Teston Road link between Keele Street and Bathurst Street. York Region, in consultation with residents, stakeholders and the general public will draft the Terms of Reference framework to guide the future IEA study. The project construction date is currently scheduled for 2026 and the Terms of Reference for the Teston Road IEA remains under review. The preferred alignment of Teston Road is being considered by York Region and all options of right-of-way requirements are being protected. Therefore, York Region requests the implementing Official Plan Amendment include the following policy:

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

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

The Draft Plan conforms to the Vaughan Official Plan 2010

The Subject Lands are designated “Natural Areas” by Vaughan Official Plan 2010 (“VOP 2010”) as identified on Schedule 13 - “Land Use” and are subject to Site-Specific Policy 13.20 of VOP 2010, Volume 2, as outlined on Attachment #6.

Site-Specific Policy 13.20 states (in part) that notwithstanding Schedule 13 – “Land Use” the “Enhancement Area” policies in Section 3.2.3 of VOP 2010, Volume 1 shall apply to the Subject Lands.

Enhancement Areas are identified conceptually on Schedule 2 – “Natural Heritage Network” of VOP 2010. The Subject Lands are identified as an “Unapproved” site under consideration for Core Features Additions, Core Feature Deletions or classification as an Enhancement Area (Note 3, Schedule 2, VOP 2010). Enhancement Areas have the potential to provide additional habitat and or ecological connectivity to the Natural Heritage Network through restoration or re-naturalization (Section 3.2.3.1, in part). As noted, Enhancement Areas including unapproved areas are identified as approximate on Schedule 2 and as part of development process (Planning Act applications) environmental studies will be conducted to determine the final location and boundary of the Enhancement Area (Section 3.2.3.14, in part).

In accordance with Site-Specific Policy 13.20, and the Enhancement Area policies noted above, the Owner has submitted Official Plan Amendment File OP.17.010 together with the required environmental studies in support of the Applications to redesignate the Subject Lands to “Low-Rise Residential” in the manner shown on Attachment #4, to permit the Draft Plan.

The lands identified as “Other Lands Owned by the Applicant” shown on Attachment #4, as the undeveloped balance of Area “B” (Block 89 and parts of Block 90) will remain designated “Natural Areas” and will be rezoned from A Agricultural Zone to OS5 Open Space Environmental Protection Zone and dedicated into public ownership.

The privately-owned lands identified as “Area A” (Block 90 and parts of Block 89) will remain designated “Agricultural Area”, zoned OS5 Open Space Environmental Protection Zone and are subject to the “Core Features” policies noted below (in part).

Section 3.2.3.10 of VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or TRCA as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management.

In accordance the enhancement area policies the Applications and supporting studies have been reviewed by internal City departments and external public agencies. The City and the TRCA are satisfied with the limits of development shown on Attachment #4. The Owner is conveying the Natural Areas (Block 90) and the related vegetation protection zone (Block 89) into public ownership in accordance with the Core Features policies of VOP 2010. The Draft Plan conforms to VOP 2010.

In consideration of the above, the Development Planning Department is satisfied that the Draft Plan is consistent with the PPS conforms with the Growth Plan, *Oak Ridges Moraine Conservation Plan*, the York Region Official Plan, VOP 2010 and is compatible with the existing land uses in the surrounding area. The conveyance of the core features and vegetation protection zone will ensure the continued protection and comprehensive management of the natural heritage system. Accordingly, the Development Planning Department can support the proposal to redesignate the Subject Lands from “Natural Areas” to “Low Rise Residential”, subject to the “Low Rise Residential” policies of VOP 2010.

The Amendments to Zoning By-law 1-88 are required to permit the Draft Plan

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, as shown on Attachment #3, which does not permit the Draft Plan. The Owner is proposing to rezone the Subject Lands to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment #4. The Owner is proposing to comply with all zoning provisions and development standards in Zoning By-law 1-88 for the RD1, RD3, OS1 and the OS5 Zones.

Should the Applications be approved, the Vaughan Development Planning Department recommends that the implementing Zoning By-law rezone a portion of Subject Lands (Lots 1 to 7, 46 to 53 and Block 91) to “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)” and the storm water management pond (Block 92) to OS1 Open Space Conservation Zone. The Holding Symbol “(H)” is being added to ensure the York Region, TRCA and City requirements regarding the final alignment of the Teston Road extension and the ultimate design and location of the stormwater management pond identified in this report and added as a Recommendation to this report, are satisfied. This condition is also included in Attachment #1.

The Development Planning Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval

The Draft Plan shown on Attachment #4 consists of 87 residential lots for detached dwelling units with frontages ranging from 12 m to 21 m, and lot depths ranging from 27 m to 50 m. The Draft Plan will be accessed by new public roads (Streets “A” to “D”) from the future Teston Road extension. Street “A” will be 23 m wide at the Teston Road intersection and taper to 17.5 m internal to the Draft Plan, together with the remain public roads “B” to “D”, as shown on Attachment #4.

Core features Block 90 and vegetation protection zone Block 89 are proposed along the westerly limit of Lots 28 to 46 and stormwater management Block 92. The rear yards of Lots 28 to 46 will be fenced to prevent the encroachment of rear yard amenity into the

natural heritage and protection zone lands. Two 6 m wide trail connections are proposed, Block 88 connects Street “E” to the adjacent natural heritage system and Block 91 connects Street “D” through stormwater management pond Block 92 to a trail system that provides a circuitous connection around the pond. Open space Block 96 is proposed along the easterly limit of Street “A”. Blocks 89 and 90 will be conveyed into public ownership to the City or the TRCA and Blocks 88, 92 and 96 will be conveyed to the City. Conditions to this effect are included in Attachment #1.

The Policy Planning and Environmental Sustainability Department has no objection to the Draft Plan, subject to the Conditions of Approval

The Policy Planning and Environmental Sustainability (“PPES”) Department have reviewed the Oak Ridges Moraine Conservation Plan Conformity Report, dated April 2018, and the Natural Heritage Evaluation Report, dated April 2018, and are satisfied that the Department’s comments dated December 16, 2017, have been addressed in the revised reports. The Department acknowledges that the Owner will be conveying core features (valley and stream corridor) and their related vegetation protection zone into public ownership.

In consideration that the TRCA is satisfied that the appropriate limits of development have been established for the Subject Lands, the Department defers to the TRCA and the City’s Development Engineering Department for the final approval of the design of the stormwater management pond. The PPES Department has no objection to the Draft Plan subject to the conditions of approval set out in Attachment #1.

The Parks Development Department has no objection to the approval of the Draft Plan, subject to comments in this report and the Conditions Approval

Pedestrian Pathway

Two 6 m wide pedestrian pathway connections (Blocks 88 and 91) are included in the Draft Plan. Block 88 will connect Street “E” west to the valley and stream corridor and Block 91 will connect Street “D” to the edge of the stormwater management pond (Block 92) to a trail system that provides a circuitous connection around the pond. These trail connections shall be dedicated to the City, free of all charges and encumbrances.

The Owner shall construct these pathways, lit from Street ‘E’ to the edge of the pathway entering the valley and stream corridor and lit from Street ‘D’ to the edge of the stormwater facility in accordance with City standards and requirements. A 1.5 m high black vinyl chain link fence and a 1.8 m high wood privacy fence shall be constructed along the flankage to delineate the boundary of the proposed pathways.

Parkland

Through the provision of the valley and stream corridor and stormwater pond trail system which will connect the Subject Lands with the existing development and a municipal park to the north, parkland on the Subject Lands are not required. The Owner shall provide payment-in-lieu of the dedication of parkland.

Blanket Easement and Trail Feasibility Report

The Parks Development Department requires a blank easement in favour of the City on the valley and stream corridor and related vegetation protection zone (Blocks 90 and 89) on the Subject Lands for the purposes of constructing and maintaining a publicly accessible trail in the valley and stream corridor. The objective is to connect the Subject Lands, utilizing connecting lands to the north owned by the TRCA and a private landowner in order to access City-owned lands located to the north; thereby creating a larger trail network system in the valley and stream corridor and connecting to the North Maple Regional Park, in the future. The City will require an easement for the future trail on the private landowner's site and will make efforts to obtain an easement in favour of the City in the future.

The Owner shall submit a Trail Feasibility Report, which will examine trail connections and provide alternative trail alignment options should the first option not be feasible. This Trail Feasibility Report shall include costs estimates for the above-noted trail alignment along with alternative alignments should the first option prove to be impractical, all to the satisfaction of the Parks Development Department.

The Parks Development Department has no objection to the Applications, subject to the Conditions of Draft Approval set out in Attachment #1.

The Development Engineering ("DE") Department has no objection to the Draft Plan, subject to the comments in this report and the Conditions of Approval

Environmental

The Owner has submitted a Phase I and a Limited Phase II Environmental Site Assessments ("ESA"), which confirmed the property is suitable for the Development and no further environmental investigation is recommended at this time. The DE Department has reviewed the ESA reports and has no further objections.

Road Network

Teston Road does not currently extend to the Subject Lands. York Region is currently undertaking an IEA Study on Teston Road and Dufferin Street. The Owner shall be

responsible to construct a temporary road from Dufferin Street to the proposed Street "A" at the Owner's cost to the satisfaction of the City and York Region.

Lot Grading

There is a grade transition within the property and filling is proposed to support the proposed municipal right-of-way. The Subject Lands drain generally in a south/south-westerly direction toward the valley and stream corridor and ultimately the nearby East Don River tributary. All run-off generated on the Subject Lands is to be contained and captured within the storm sewer network proposed for the Development. In some limited areas along the perimeter of the Subject Lands, 3:1 grading and retaining walls (in the range of 1 to 4m in height) are proposed to allow the internal site grades to match into grades of adjacent properties, while keeping lot grades within the acceptable limits of City's Lot Grading Criteria.

The DE Department has reviewed the provided Grading Plans and has no objections to the proposed grading, however, requires fences and berms to be shown on the grading plans. At the detailed design stage, the Owner shall provide detailed grading plans confirming that the grading of the site and lot grading of the individual lots meet the current City's Lot Grading Criteria.

Water/Sanitary/Storm Servicing and Stormwater Management

The Owner has submitted a revised Functional Servicing and Stormwater Management Report prepared by Schaeffers Consulting Engineers, dated April 27, 2018. The report demonstrates that servicing is available for the Development and the proposed water supply, sanitary servicing and stormwater management plans are consistent with City's criteria. The DE Department has reviewed the report and agrees with the conclusions. The report provides the following site servicing and stormwater management schemes for the Development:

a) Water Servicing

Water will be supplied to the Subject Lands via two watermains along the proposed road connected to the existing 300mm watermain on Dufferin Street. Fire flow for the Subject Lands is expected to be adequate.

b) Sanitary Servicing

The sanitary sewer flow will be discharged to the existing 450mm sanitary sewer on Dufferin Street, which is part of the Bathurst Collector network. The proposed sanitary flows will not adversely affect the existing sanitary sewer system.

c) Stormwater Management

In the present condition, the Subject Lands are not serviced by any existing stormwater management infrastructure. Stormwater management (“SWM”) for the Draft Plan will consist of on-site detention to attenuate the post-development flows to levels that are less than or equal to the maximum allowable release rates. The Plan provides for the ultimate pond in Block 92. However, Teston Road does not extend past Street “A”, which creates grading unknowns for Block 92. As such, a temporary SWM facility in the form of a dry pond located on Lots 6, 7, 46 to 53, Block 91 and partially on Block 92 is proposed until the design of Teston Road is completed and approved and the dry pond located on Block 92 in the ultimate condition is constructed. The site release rate will be achieved through use of an inlet structure system in each of the ponds including orifice controls at the outlets.

Noise

The Owner has submitted a Noise Report prepared by Jade Acoustics, dated April 28, 2017. The noise report recommends acoustical measures to be implemented into the Development and concludes that with the recommended noise control measures the sound levels will be within the appropriate environmental noise criteria. The DE Department has reviewed the report and agrees with the analysis. The Owner shall provide an updated Noise Report to incorporate the revisions on the Draft Plan and Grading Plan at the detailed design stage. The future occupants will be advised through the use of warning clauses where mitigation is required.

The DE Department has no objection to the Applications, subject to the Conditions of Draft Approval set out in Attachment #1.

Cash-in-lieu of the dedication of parkland is required for the Draft Plan

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

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

The Toronto and Region Conservation Authority (TRCA) has no objection to the Draft Plan, subject to the comments in this report and the Conditions of Approval

The TRCA has reviewed the Applications and the supporting materials and is satisfied that the appropriate limits of development have been established on the northern portion of the Draft Plan, north of Street "D". The TRCA has concluded that the southern portion of the Draft Plan, south of Street "D" may require adjustments pending the outcome of the required studies, taking into account the Teston Road IEA and TRCA comments outlined in Attachment #1c). The TRCA supports the approval of the Draft Plan with the use of the Holding Symbol "(H)" provision, in accordance with the *Planning Act*, placed on Lots 1 to 7 inclusive, Lots 46 to 53 inclusive and Blocks 91 and 92. The Holding Symbol "(H)" shall not be lifted until such time as the technical input and re-design of the area needed to confirm the stormwater management pond (Block 92) boundaries and lot configuration taking into account the work being undertaken by York Region related to Teston Road. A condition to this effect is included in the Recommendations of this report and in Attachment #1.

The Owner shall address the TRCA's comments outlined in Attachment #1c) prior to moving forward with detailed design which may necessitate redline revisions to the Draft Plan. The TRCA has no objection to the Applications subject to the Conditions of Draft Approval set out in Attachment #1c).

Canada Post has no objection to the Draft Plan

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

The various utilities have no objection to the Draft Plan

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

Enbridge Gas Distribution Inc. has no objection to the Draft Plan subject to the conditions included in Attachment #1f).

The York Region School Boards have no objection to the Draft Plan

The York Catholic and the York District School Boards have advised they have no comment or objection to the Draft Plan.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Subject Lands are designated "Urban Area" by the York Region Official Plan (2010), which permits a wide range of residential, commercial, industrial and institutional uses. York Region has commenced the Terms of Reference for the Individual Environmental Assessment ("IEA") for the proposed Teston Road link between Keele Street and Bathurst Street. York Region, in consultation with residents, stakeholders and the general public will draft the Terms of Reference framework to guide the future IEA study. The project construction date is currently scheduled for 2026 and the Terms of Reference for the Teston Road IEA remains under review. The preferred alignment of Teston Road is being considered by York Region and all options of right-of-way requirements are being protected. Therefore, the Region requests the Official Plan Amendment (File OP.17.010) include the following policy:

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

York Region requests the use of a Holding Symbol "(H)" provision in accordance with Section 32 of the *Planning Act* for Lots 1 to 5 and Block 92 (Stormwater Management) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until York Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction. Conditions respecting the Official Plan Amendment policy and the Holding Symbol provision have been included in the Recommendations section of this report.

York Region has reviewed the Applications and has no objection to their approval, subject to the comments and conditions of approval set out in Attachment #1b). At the time of the preparation of this report York Region had not exempted the Official Plan Amendment application from York Region approval.

Conclusion

Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 have been reviewed in consideration of the

policies of the PPS, the Growth Plan, the ORCMP, the YROP 2010, VOP 2010, the requirements of Zoning By-law 1-88 and comments from the public, City departments and external public agencies.

The Vaughan Development Planning Department can support the Applications to redesignate the Subject Lands from “Natural Areas” to “Low-Rise Residential”, and to rezone the Subject Lands into the appropriate residential and open space zone categories as shown on Attachment #4.

The Development is consistent with the *Provincial Policy Statement*, conforms with the Growth Plan, Oak Ridges Moraine Conservation Plan, the York Region Official Plan, VOP 2010 and is consistent with the existing and planned land uses in the surrounding area. These Applications have been appealed to the Local Policy Appeal Tribunal (“LPAT”). The Development Planning Department has provided Recommendations for Council’s endorsement, should the LPAT approve the applications. The Vaughan Development Planning Department supports the Applications, subject to the conditions in the Recommendations section of this report and the Conditions of Draft Approval in Attachment #1, including the recommendation to advise the LPAT of the City’s Recommendations.

For more information, please contact: Christina Napoli, Senior Planner at extension 8483.

Attachments

1. Conditions of Draft Plan Approval
2. Context Location Map
3. Location Map
4. Proposed Draft Plan of Subdivision File 19T-17V009, Official Plan and Zoning By-law Amendments
5. Original Proposal: Draft Plan of Subdivision File 19T-17V009, Official Plan and Zoning By-law Amendments, Public Hearing January 23, 2018
6. Approved Site-Specific Policy 13.20, VOP 2010, Volume 2

Prepared by

Christina Napoli, Senior Planner, extension 8483

Carmela Marrelli, Interim Senior Manager of Development, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/LG

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-17V009 (THE
“PLAN”) TESTON SANDS INC. (THE “OWNER”)
PART OF LOT 26, CONCESSION 3, CITY OF
VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE
“CITY”) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR
REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-17V009. ARE AS
FOLLOWS:**

City of Vaughan Conditions

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b), dated May 7, 2018 and February 20, 2018.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 1c), dated May 14, 2018.
4. The Conditions of Approval of Canada Post as set out in Attachment No. 1d), dated September 29, 2017.
5. The Conditions of Approval of Alectra Utilities as set out in Attachment No. 1e), dated September 1, 2017.
6. The Conditions of Approval of Enbridge Gas as set out in Attachment No. 1f), dated September 5, 2017 and May 4, 2018.

Clearances

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b) all commenting agencies agree to registration by phases and provide

clearances, as required by Conditions in Attachments Nos. 1a) to 1f) for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

2. The City shall advise that Conditions in Attachment No. 1a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that Conditions in Attachment No. 1b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise that Conditions in Attachment No. 1c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Canada Post shall advise that Conditions in Attachment No. 1d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
6. Alectra Utilities shall advise that Conditions in Attachment No. 1e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas shall advise that Conditions in Attachment No. 1f) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V009
("THE PLAN") TESTON SANDS INC. (THE "OWNER")
PART OF LOT 26, CONCESSION 3, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE "CITY")
THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF
PLAN OF SUBDIVISION FILE 19T-17V009, ARE AS FOLLOWS:**

City of Vaughan Conditions

Vaughan Development Planning Department

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Lucas & Associates Consultants in Planning and Land Development, dated May 4, 2018, Revision #6.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The *Planning Act.*, 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 7 and Lots 46 to 53 and Block 91;
 - OS1 (H) Open Space Conservation Zone with the Holding Symbol "H" for Block 92; 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.

3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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 pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City.

10. 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 appropriate landscaping for the stormwater management pond; and
 - The LMP shall address the pedestrian urban connections between streets, built forms, natural heritage / open space lands, and the stormwater management pond.
11. Prior to final approval, the Owner shall prepare Architectural Control Design Guidelines.
12. Prior to final approval, the Owner shall provide a buffer Block abutting the natural heritage Block in accordance with TRCA policies along residential lots.
13. Prior to final approval, the Owner shall prepare a detailed Edge Management Plan Study (the “Study”) for the perimeter of the natural heritage Block. The Study shall include an inventory of all existing trees within an 8 metre 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 metre 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.
14. 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.”
15. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre-high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut the natural heritage Block 90 and associated vegetation protection zone buffer Block 89.
 16. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut the stormwater management pond Block 92.
 17. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the existing City Fire Station that abut the open space Block 96.
 18. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential Blocks; to be co-ordinated with the Environmental Noise Report and Urban Design Brief.
 19. The Owner shall convey the natural heritage Block 90, vegetation protection zone Block 89, and open space Block 96 to the TRCA or the City free of all cost and encumbrances.
 20. Prior to final approval, the Owner shall submit a Stage 2 Archeological Assessment and a Heritage Impact Assessment prior to any disturbance to the lands in the Plan, to the satisfaction of the City.
 21. 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. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan or the related Subdivision Agreement, the Owner must comply with the provisions of the *Act*.
 22. 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.

23. 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.
24. 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.
25. Prior to Plan registration, the Owner agrees to convey a Blanket Easement (the "Blanket Easement") on the whole of the Natural Heritage/Valleyland Block 90 and Buffer Block 89, 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 89 and 90, 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 89 and/or 90. The Owner and the City agree that the Blanket Easement shall remain on Blocks 89 and 90 until the following is undertaken, 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.

26. 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;
- Examines a trail alignment that achieve a circuitous route around Stormwater Management Pond Block 92; 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.

27. Prior to registration of the Plan, the Owner shall design and agree to construct the following:

- Lit pedestrian walkway from Street “E” to the eastern edge of Buffer Block 89 to the satisfaction of and at no cost to the City;
- Lit pedestrian walkway from Street “D” to the northerly edge of Stormwater Management Block 92; and
- An open space and stormwater management pond pedestrian trail in accordance with the approved Trail Feasibility Report including portions of the trail located off the subject lands, to the satisfaction of and 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 (“MNR”) for the development and construction of said trail.

28. 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 88 and 91) and the open space/stormwater pedestrian trail, as detailed in the future approved Trail Feasibility Report, 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. 27 and/or if deemed necessary by the City.

29. The Owner shall erect a 1.5 metre high black vinyl chain link and a 1.8 metre high wood privacy fence abutting the walkway boundary (Blocks 88 and 91) 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 29, 30 and Lots 48, 49).

30. To meet dedication requirements under 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.
31. An Arborist Report shall be submitted to Transportation Services, Parks and Forestry Operations 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.
32. 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 Stormwater Management Blocks (Lots 1 to 7 inclusive and Lots 28 to 53 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."

Stormwater Management Trail:

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the stormwater management Block are prohibited."

"Purchasers and/or tenants are advised that the lot abuts a stormwater management pond Block, 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 a stormwater management pond Block 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."

33. 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.
34. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
35. 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.
36. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and Blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
37. 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.
38. 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.
39. 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.

40. 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.

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.

41. 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.
42. 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.
43. 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.
44. 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.

45. 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.
46. 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.
47. 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 metres 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 metre 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.

48. 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.
49. 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.
50. The Owner shall agree in the subdivision agreement that a Holding Zone “(H)” shall be placed on Lots 1 to 7 and Lots 46 to 53 until the design of Teston Road has been completed and approved by York Region, the ultimate pond on Block 92 is constructed and the temporary pond is decommissioned to the satisfaction of the City.
51. 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.
52. 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.
53. 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.
54. 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.

55. 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.
56. 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.
57. 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.
58. The Owner shall agree in the subdivision agreement to convey a temporary easement at intersection of Teston Road and Street "A" within Block 92 for the purpose of grading to support Street "A" until such time Block 92 is conveyed to the City.
59. The Owner shall convey Block 93 for future road and temporary access to Street "A" to the City or York Region free of all charge and encumbrances.
60. The Owner shall agree in the subdivision agreement to construct a temporary pond per City Standards within Lots 6, 7, 46 to 53, Block 91 and partially on Block 92 at the Owner's cost as per the approved Construction Drawings and to the satisfaction of the City.
61. The Owner shall agree in the subdivision agreement to construct the ultimate pond on Block 92 per City Standards and decommission the temporary pond located on Lots 6, 7, 46 to 53, Block 91 and partially on Block 92, when the design of Teston Road has been completed and approved by York Region at the Owner's cost as per the approved Construction Drawings and to the satisfaction of the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
62. The Owner shall convey Blocks 91 and 92 to the City for stormwater management purposes, free of all costs and encumbrances, when the design of Teston Road has been completed and approved by York Region, to the satisfaction of the City.

63. The Owner shall convey an easement within Lots 6, 7, 46 to 53, Block 91 and part of Block 92 to the City for temporary stormwater management purposes, free of all costs and encumbrances, to the satisfaction of the City.
64. The Owner shall agree in the subdivision agreement that prior to the conveyance of Block 92 all existing structures located on Blocks 89 and 92 shall be demolished to the satisfaction of the City.
65. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
66. 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.
67. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school Blocks.
68. 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.
69. 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.]

- 70. 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.
- 71. 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.
- 72. 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.
- 73. 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 Land Owners Cost Sharing Agreement.
- 74. 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.
- 75. 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.

76. 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.
77. 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.
78. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment ("ESA") Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan, in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act. In addition, for park Blocks and open space Blocks, a Phase II Environmental Site Assessment ("ESA") report is to be carried out in accordance with the "Guideline Phase II Environmental Assessment, Proposed Parkland, City of Vaughan" and submitted to the City for review and approval.
79. 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.”

80. 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.
81. 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.
82. 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.

83. 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.
84. That all homes within the proposed subdivision shall be sprinklered under National Fire Protection Association (“NFPA”) 13D residential sprinkler design.
85. 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.



May 7, 2018

Mr. Mauro Peverini
Director of Development Planning
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Christina Napoli, Senior Planner

**RE: Revised Draft Plan of Subdivision 19T-17V09 (SUBP.17.V.0035)
1600 Teston Road
Part of Lot 26, Concession 3
(Teston Sands Inc.)
City of Vaughan**

York Region staff has now completed our review of the above noted revised plan of subdivision prepared by Lucas and Associates, Revision No. 5, dated April 21, 2018. The subject site is located on the north side of Teston Road and west of Dufferin Street, on lands municipally known as 1600 Teston Road, in the City of Vaughan. The proposed development consists of 87 single detached units and the subject site is 13.69 ha in size.

York Region has no objection to draft plan approval of the revised plan of subdivision subject to the Region's conditions of draft approval dated February 20, 2018 and the revised wording for Condition 2(c) below:

2. c) A Holding Provision shall be placed on Lots 1 to 5 and Block 92 (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.

Please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Sincerely,


Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JW/

Attachment (1) Region's Comments and Conditions for OP.17.010, Z.17.026 & 19T-17V09

YORK-#8399581-v1-19T-17V09_(Revised_2)_-_Regional_Condition_Letter

February 20, 2018

Mr. Mauro Peverini
Director of Development Planning
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Christina Napoli, Senior Planner

**RE: Proposed Official Plan Amendment OP.17.010 (LOPA.17.V.0039)
Zoning By-law Amendment Z.17.026 (ZBA.17.V.0048)
Draft Plan of Subdivision 19T-17V09 (SUBP.17.V.0035)
1600 Teston Road
Part of Lot 26, Concession 3
(Teston Sands Inc.)
City of Vaughan**

This is in response to your circulation and request for comments for the above-captioned Official Plan Amendment (OPA), zoning by-law amendment and draft plan of subdivision application. The subject site is located on the north side of Teston Road and west of Dufferin Street, on lands municipally known as 1600 Teston Road, in the City of Vaughan. The proposed development consists of 96 single detached units and the subject site is 6.5 ha in size.

Official Plan Amendment

Purpose and Effect of the Proposed Amendment

The subject lands are designated “Settlement Area” under the Oak Ridges Moraine Conservation Plan (2017) and “Natural Areas and Countryside” and “Natural Areas” by the Vaughan Official Plan 2010 (VOP 2010). The proposed OPA will amend the VOP 2010 by redesignating the subject lands from “Natural Areas and Countryside” to “Community Areas” and from “Natural Areas” to “Low-Rise Residential”.

2010 York Region Official Plan

The subject site is designated “Urban Area” by the York Region Official Plan (2010), which permits a wide range of residential, commercial, industrial and institutional uses.

Teston Road Environmental Assessment

York Region has commenced the Terms of Reference for the Individual Environmental Assessment (IEA) for the proposed Teston Road link between Keele Street and Bathurst Street.

York Region, in consultation with residents, stakeholders and the general public will draft the Terms of Reference framework to guide the future IEA study. The project construction date is currently scheduled for 2026 and the Terms of Reference for the Teston Road IEA remains under review. The preferred alignment of Teston Road is being considered by York Region and all options of right-of-way requirements are being protected. Therefore, the Region requests the Official Plan Amendment include the following policy:

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

Zoning By-law Amendment

The Region requests the use of a Holding provision in accordance with Section 32 of the Planning Act, on lots 1 to 8 to protect for the future alignment of the Teston Road extension.

Draft Plan of Subdivision

Sanitary Sewage and Water Supply

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA currently underway
- Other projects as may be identified in future studies.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Based on our understanding of the Functional Servicing Report, the wastewater and water servicing for the proposed development are connecting to existing City of Vaughan wastewater and water infrastructure in the Dufferin Street right-of-way. There is no Regional infrastructure in the vicinity of the subject development.

Transportation & Infrastructure Planning

The Transportation Demand Management Plan as part of the applicant’s Traffic Impact Study should 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.

Capital Planning & Delivery

The Regional Capital Planning & Delivery branch has reviewed the draft plan of subdivision and offer the following comments:

- York Region will not be responsible for the temporary road connecting the proposed development to Dufferin Street. An acknowledgement from the City of Vaughan or proof of an agreement with the Owner satisfying maintenance and liability responsibilities will be required.
- There is a sharp drop in the existing terrain that exceeds standard road grades. Should Teston Road be extended to Keele Street, the road grades may be significantly higher than the existing grades.
- The impacts of the Teston Road project are unknown at this point and the grading impacts may extend across Lots 1 to 8. Development of these lots should be finalized after the Teston Road vertical and horizontal alignment is approved.
- Further details will be required for the interim works on the Teston Road right-of-way extension. Further information is required on the maintenance of the access during the construction of the Teston Road to Keele Street extension.
- The Sanitary Sewer design shows one existing and one proposed sewer on Teston Road to Dufferin Street. If the existing sewer cannot accommodate the flows of the new subdivision, the new sewer should be sized to accommodate the total flow and the existing sanitary sewer removed from the ROW, with all the existing service connections to the new sanitary sewer.
- All proposed utilities are to be designed in the standard locations within the corridor as per York Region's standard requirements.

Summary

York Region has no objection to the proposed Official Plan Amendment, zoning by-law amendment and draft plan of subdivision subject to the aforementioned comments, the inclusion of the above requested policy to the Official Plan Amendment to satisfaction of the Region and the attached Schedule of Conditions. We request that a copy of the Notice of Decision be forwarded to this office.

Please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P

Director of Community Planning and Development Services

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 December 2, 2017

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) Hold Provisions shall be placed on Lots 1 to 8 until the Region has completed the design and is satisfied the vertical and horizontal design is approved.
 - d) The temporary road constructed from the proposed subdivision to Dufferin Street, including the section that fronts Lots 1 to 8, 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.

OP.17.010 (LOPA.17.V.0039)
Z.17.026 (ZBA.17.V.0048)
19T-17V09 (SUBP.17.V.0035)

27. The Regional Corporate Services Department shall advise that Conditions 1 to 26 inclusive, have been satisfied.

May 14, 2018

BY E-MAIL (Christina.napoli@vaughan.ca)

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

Attn: Christina Napoli, Senior Planner

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

The purpose of this letter is to acknowledge receipt of and to provide comments on the following:

- Draft Plan of Subdivision 19T-17V009, Part of Lot 26, Concession 3, City of Vaughan, Regional Municipality of York, prepared by Lucas & Associates, dated April 21, 2018

This revised draft plan of subdivision was submitted in support of Draft Plan of Subdivision Application 19T-17V009, Official Plan Amendment Application OP.17.010 and Zoning By-law Amendment Application Z.17.026 in Block 20, in the City of Vaughan.

In addition, the City of Vaughan has requested that TRCA staff provide conditions of approval for the above noted subdivision lands subject to this draft plan of subdivision application.

Background

It is our understanding that the Owner has submitted revised draft plan of subdivision, official plan amendment and zoning by-law amendment applications to facilitate the development of a residential subdivision consisting of 87 residential lots, municipal roads, stormwater management pond and natural heritage with associated buffers.

Current Applications

There have been several changes to the draft plan of subdivision since TRCA's initial letter dated November 14, 2017 on the first submission, including:

Significant Valley and Woodlands

We note that the Owner has included the significant valley and woodland natural features, natural hazards and associated buffers on the property as part of the application (see Blocks 89 and 90). The Owner will be dedicating these lands into public ownership. TRCA appreciates these changes to the applications as it promotes the long-term protection of these important natural areas for the Don River corridor.

Significant Valley and Woodlands Buffer Blocks

The Owner has included the minimum vegetation protection zone (MVPZ) to Significant Valley and Significant Woodlands as a separate buffer block on the plan (Block 89). These lands will be re-zoned to an OS5 Open Space Environmental Protection Zone.

Stormwater Management Pond

The Owner has relocated the ultimate stormwater management (SWM) pond onto the lower tier of the valley. While it has been set back 30m from the unevaluated wetland, the full extent of the SWM block has not yet been finalized as the following items have not yet been consolidated and confirmed:

- a) Long Term Stable Top of Slope for the lower and upper slopes have not been clearly identified;
- b) SWM pond configuration and footprint as well as the outlet location have not been evaluated and confirmed;
- c) the extent of valley cut/fill and grading required is not yet fully understood;
- d) revision of the proposed SWM Block (Block 92) to place the core feature located in the south east corner into its own Open Space Block (Block XX) and associated 10m Buffer Block (Block YY), and
- e) confirmation from Ministry of Natural Resources and Forestry (MNRF) remains outstanding in relation to required setbacks or design components as the site is contributing Redside Dace and amphibian wetland habitat (online pond/unevaluated wetland). Discussions/study of valley pond feasibility for retention or removal need to be confirmed as well as potential rehabilitation, as needed.

The southern sector of the site presents complex landscape grading and stabilization challenges requiring an integrated design and policy solution for roadway, lot creation and SWM feasibility. An examination of short or long term proposals for this sector of the site may also be required subject to the outcome of the Environmental Assessment for Teston Road and Regional requirements. Valley wall reconstruction requires careful examination as it forms a reconstructed transition edge to a significant forested valley feature within the Don Watershed and important Provincial ANSI. Filling and landform alteration must be minimized to the greatest extent possible to meet Oak Ridges Moraine Conservation Plan objectives.

TRCA appreciates that the landowner team have provided preliminary assessment for this sector of the site.

Recommendation

Based on our review of the subject applications and the supporting materials listed in Appendix 'A', to date, TRCA is satisfied that the appropriate limits of development have been established on the northern half of the site (North of Street D), but the subdivision is not complete at this time due to the following outstanding issues:

- a) extensive slope filling and regrading inclusive of final geotechnical stability
- b) unconfirmed wetland buffers and protection of natural core areas
- c) final sizing and location of stormwater pond block and outfall location
- d) confirmation from MNRF in relation to Species at Risk and valley pond requirements
- e) slope and reconstructed valley wall landscape restoration plan.
- f) comprehensive water balance implementation approach for the subdivision

Specific comments on the second submission regarding the items listed above can be found in Appendix 'B' to this letter.

TRCA has given the applications significant consideration and have concluded that the southern sector of the subdivision plan, including lands south of Street D may require considerable adjustments pending the outcome of the required studies, taking into account the Teston Road Environmental Assessment, City, Regional and TRCA comments (as outlined in Appendix 'B' and 'C'). If the City plans to proceed to take these files forward to the Committee of the Whole in June 2018, TRCA will only support approval of this application with a Holding Provision placed on lots 1 to 7 inclusive, 46 to 53 inclusive and SWM Block 92. Portions of this Holding Provision are consistent with the recommendations of York Region as well. The Holding Provision would be tied to TRCA's draft plan conditions provided in Appendix 'C'. These specific conditions outline the technical input and re-design of the area needed to confirm SWM block boundaries and lot configuration taking into account the work being undertaken by the Region related to Teston Road.

It is our expectation that the Owner will address all of TRCA's outstanding comments outlined in Appendix 'B' prior to moving forwards with detailed design. This may necessitate redline revisions to the draft plan.

TRCA's comments on Official Plan Amendment Application OP.17.010 and Zoning By-law Amendment Application Z.17.026 can be found within Appendix 'B' (detailed comments on the second submission) and Appendix 'C' (conditions of draft plan approval).

Should any revisions to Draft Plan of Subdivision Application 19T-17V009, Official Plan Amendment Application OP.17.010 or Zoning By-law Amendment Application Z.17.026 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments accordingly.

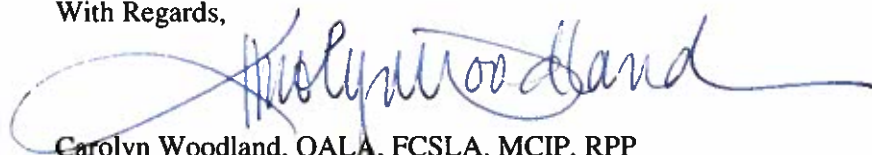
Please provide the Notice of Decision for the draft plan of subdivision, official plan amendment and zoning by-law amendment once they are approved.

Fees

By copy of this letter, we thank the Owner for providing the initial \$60,810.00 TRCA plan review fee. This project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5307 or at cbonner@trca.on.ca

With Regards,



Carolyn Woodland, OALA, FCSLA, MCIP, RPP
Senior Director, Planning and Development

Enclosure (Appendix 'A' through 'D')

cc: Glenn Lucas- Lucas and Assoc., gjlucas@rogers.com
Justin Wong - York Region, justin.wong@york.ca

Appendix 'A' – Materials Reviewed by TRCA, received April 30, 2018

- a) Drafted Official Plan Amendment OP.17.010., prepared by Lucas & Associates., received by TRCA April 30, 2018
- b) Drafted By-law amendment Z17.026., prepared by Lucas & Associates., received by TRCA April 30, 2018
- c) Draft Plan of Subdivision 19T-17V009., prepared by Lucas & Associates., revised April 21, 2018
- d) Planning Justification Report – Proposed Residential Plan of Subdivision., prepared by Lucas & Associates., revised April 2018
- e) Comment Matrix., updated April 26, 2018., received by TRCA April 30, 2018
- f) Oak Ridges Moraine Conservation Plan Conformity Report., prepared by Bousfileds Inc., dated April 2018
- g) Functional Servicing & Stormwater Management Report- 1600 Teston Road., prepared by Schaeffers Consulting Engineers., revised April 2018
- h) Response Matrix prepared by Schaeffers Consulting Engineers., dated April 26, 2018
- i) Natural Heritage Evaluation – 1600 Teston Road, Vaughan, ON., prepared by Savanta., revised April 2018
- j) Natural Heritage Evaluation response matrix, prepared by Savanta., dated April 26, 2018
- k) Additional Slope Stability Investigation: Proposed Residential Development 1600 Teston Road., prepared by Sirati & Partners Consultants Ltd., dated April 27, 2018
- l) 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
- m) Dwg. Parkland Dedication Calculation., prepared by Lucas & Associates., dated April 25, 2018
- n) Dwg. Compensation Plan., prepared by Lucas & Associates., dated April 25, 2018
- o) Dwg. Lot Statistics., prepared by Lucas & Associates., revised April 21, 2018

Appendix 'B' – Detailed TRCA Comments on the Second Submission to establish Draft Plan Conditions

Planning

TRCA anticipates the SWM pond layout and design will change and as such all reports and documents are to be updated accordingly.

The following comments have been prepared based on the documents submitted as part of the Second Submission to establish conditions for *Draft Plan of Subdivision 19T-17V009, Part of Lot 26, Concession 3, City of Vaughan, Regional Municipality of York, prepared by Lucas & Associates, dated April 21, 2018* and as outlined in Appendix 'A'

1. *Zoning By-law Amendment*: Section.3, holding symbol removal of lots 1 to 7 inclusive: TRCA is to be identified as a party for the removal of the Hold "(H)" for the subject lands. The following text is to be added 'until such time as an alternative stormwater management solution which does not require these lands is approved by TRCA'.
2. In order to clearly establish the appropriate pond block ensure the following items are clearly indicated on a *Constraints and Opportunities* plan:
 - a. The following limits, buffers and aspects are to be applied to the natural features and hazards to address the Oak Ridges Moraine Conservation Plan (2017):
 - i. Significant Woodland dripline as staked by TRCA + 15m buffer (or varied as agreed upon)
 - ii. Core Natural Feature in south east corner +10m buffer
 - b. The following limits, buffers and aspects are to be applied to the natural features and hazards as per TRCA's LCP:
 - i. Finalized Staked Top of Slope as staked by TRCA for both the upper and lower tier +10m buffer.
 - ii. Long Term Stable Top of Slope Line for both the upper and lower tier +10m buffer
 - iii. Finalized evaluated Wetland +30m buffer
 - iv. Engineered Floodplain +10m buffer
 - c. Ensure the following are included on the *Constraints and Opportunities* plan:
 - i. Contour plan at 1m
 - ii. Limit of Development based on the consolidated greatest constraint of the buffers
 - iii. Proposed parcel fabric

While TRCA recognizes some of these areas may ultimately be removed to allow for Regional and City infrastructure to be installed, it is still essential to clearly identify the features at this time to ensure their long term protection and/or appropriate compensation in the future.

3. *Planning Justification Report*: Section 4.1.3 item 6 indicates that only 12.5m of the Natural Heritage Buffer Block (Block 89) to the significant valley and woodlands will be planted and restored and insinuates the 2.5m located adjacent to the lots will be utilized for LID's. Please revise and clearly indicate the entire buffer is to be planted and restored as compensation for loss of core features as outlined in the Natural Heritage Evaluation prepared by Savanta, revised April 2018.

Ecology**Natural Heritage Evaluation prepared by Savanta., revised April 2018**

4. The Natural Heritage Evaluation (NHE) provided TRCA Lranks which indicates peepers, wood frog and grey tree frogs as L2 (Regionally rare). Please ensure the local significance of these species are documented and discussed in the report in terms of potential impacts and mitigation.

Compensation Plan:

5. As noted above (Comment 2), clearly indicate the 30m buffer from the wetland. The wetland has not been evaluated by MNRF and as such is to be treated as a Provincially Significant Wetland. The compensation plan provided indicates 15m of the required buffer is compensation area which is not correct. Please note this will be required to be adjusted based on confirmation/evaluation by MNRF.
6. Excessive grading within the core feature, in the vicinity of the future Teston Road extension, is indicated. Given the ultimate road grading has not yet been established by the Region and recognizing all possible outcomes of the Environmental Assessment, the removal of the core woodland is not required at this time. The core woodlands and the required 10m buffer are to be protected to the greatest extent possible and placed in Blocks XX (Core Woodland) and YY (Buffer).

Geotechnical**Additional Slope Stability Report by Sirati & Partners; Dated April 27, 2018:**

7. The additional slope stability report has changed significantly with respect to the previous submission; dated April 5, 2018.
 - a. The report no longer presents the existing site condition prior to the proposed grading. The existing site conditions are required as they are utilized to establish the location of the Long-Term Stable Top of Slope (LTSTOS) which is a factor in setting the limit of development on the draft plan;
 - b. According to the Section 4-4 (Page 5), the April 27, 2018 report supersedes the April 5, 2018 report and
 - c. Figure C-11 shows the LTSTOS in the areas for the proposed grading on the tableland of the lower slope. In this sense the existing condition prior to the proposed grading (the reference for the location of the lots) was mixed with the proposed grading to facilitate the SWM Pond and the lots).

TRCA requires the report be revised and presented in the following manner:

- (i) existing pre development conditions prior to the proposed grading (refer to April 5, 2018 report), presentation of the LTSTOS for the existing condition for both the upper and lower slopes;
 - (ii) the supplementary slope stability analyses representing post development are presented in support of the proposed grading to facilitate the SWM Ponds (both interim and ultimate) and lots.
8. Figure C-11: Revised Long-Term Stable Top of Slope. The figure has connected the upper and lower slope lines. Ensure that the pre development LTSTOS lines for both the upper and lower slope are reflected separately on the figure.
9. Section 4.4: Please clarify the required setbacks from the LTSTOS for the lower slope is 5 and 7m and not the upper slope.
10. The analyses for the outer slopes of the berm (ultimate SWM Pond) were presented in the Appendix, however the analyses for the inner slopes of the berms have not been provided. Revise the report accordingly to confirm the factor of safety is satisfied.

11. It appears that there are some discrepancies on the Section M-M (Figure B8). The side slope shown as 3.6H:1V; however, it appears that the cross-section is almost perpendicular to the proposed grading of 3H:1V. Please check this cross-section and revise accordingly, if required;
12. Please undertake the stability analysis for the Cross-sections K-K and M-M, which a retaining wall is shown at the toe of the proposed grading to confirm that the global stability is also met for these cross-sections with a minimum factor of safety of 1.50;

Grading Plan with Interim SWM Pond; Prepared by Schaeffers Consulting Engineers:

13. Please specify all side slopes of the site grading. There are sections of the proposed grading, at which the grading has not been shown (e.g. the grading behind the lots 1 to 5, Street A and Interim SWM Pond). The side slopes for the grading should not be steeper than 3H:1V to ensure the slope stability. The side slopes steeper than 3H:1V for the proposed grading plan with interim SWM Pond requires the slope stability analysis to confirm that a minimum factor of safety of 1.50 is met.

Grading Plan with Ultimate SWM Pond; Prepared by Schaeffers Consulting Engineers:

14. The grading plan with ultimate SWM Pond as well as the cross-sections within the geotechnical report show that the retaining walls are required to facilitate the proposed grading for the SWM Pond. It appears that the exposed height of the retaining wall is estimated at 1 m (as per the available information on the grading plan) and possible 4 m in total height as per the additional slope stability report, Figure B5 – Cross-Section J-J.

Please evaluate if the retaining walls can be removed from the SWM Pond. There are concerns about the potential risk of sloughing, seepage and/or erosion caused by the water in the SWM Pond, thus impacting the integrity of the retaining wall or undermining it in the long-term,

15. The storm outfall location has not yet been finalized. The impact of the discharge on the lower slope is to be considered in the both the interim and ultimate locations to ensure the discharge does not impact the stability of the lower slope.
16. Section 2.6 – The report states that the proposed infiltration targets require a combination of private lot treatments and infiltration within the stormwater management facility for the public right-of-way lands. However, the geotechnical report specifies that a clay liner is required to protect the pond and fill slopes. Based on this, infiltration within pond is not feasible. Moving forward, the Owner needs to provide further methods to meet the on-site retention target for the public lands.
17. The interim and ultimate proposed SWM pond do not provide overflow spillways to protect the pond fill slopes in the event of an outlet blockage. Please provide an overflow spillway and a dedicated, protected flow path to protect the fill slopes.
18. During subsequent design stages, TRCA water resources engineering staff will be providing additional comments related to the approval of the final sizing and design of the stormwater management facility, low impact development facilities, and erosion and sediment control measures.

TRCA's remaining comments on Official Plan Amendment Application OP.17.010 and Zoning By-law Amendment Application Z.17.026 can be found in Appendix C within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-17V009.

Appendix 'C' – TRCA's Conditions of Draft Plan Approval, comments on the Official Plan Amendment and Zoning By-law Amendment Application**TRCA's Conditions of Draft Plan Approval**

Should the City proceed to take these files forward to the Committee of the Whole in June 2018, for approval to establish Conditions of Draft Plan Approval for Subdivision 19T-17V009, Part of Lot 26, Concession 3, City of Vaughan, Regional Municipality of York, prepared by Lucas & Associates, dated April 21, 2018, TRCA requires the following conditions be included:

Planning

1. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 2 through 21 inclusive) in TRCA's letter dated May 14, 2018), if necessary, to the satisfaction of TRCA.
2. 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 to the satisfaction of TRCA;
 - b. The draft plan of subdivision shall be red-line revised to 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 XX) with a 10 meter vegetation protection zone/buffer block (Block YY) 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;
3. That the implementing zoning by-law recognize the Open Space (Block 96), Natural Heritage Blocks (Blocks 90 and XX) and Buffer Blocks (Blocks 89 and YY) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development and structural encroachment, and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of TRCA.
4. The implementing zoning by-law zone Lots 1 to 7 inclusive and Lots 46 to 53 inclusive and the Stormwater Management Block (Block 92) be 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:
 - i) The Owner shall confirm, to the satisfaction of TRCA, the ultimate stormwater management pond is set back sufficiently from the significant valley, significant woodlands, regulated natural heritage and hazard features and is designed in a manner which conforms with current standards and guidelines, MNRF (where applicable) and Ontario Regulation 160/06, as may be amended, and that Lots 1 to 7 inclusive, Lots 46 to 53 inclusive and SWM Block (Block 92), as amended, are not needed for stormwater management purposes.
5. That the implementing zoning by-law be prepared to the satisfaction of TRCA.

Water Resources

6. That prior to any development, pre-servicing or site alteration, or registration of this 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;*
- *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,*

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 MNR 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 NHS (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 pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management ponds;
- j. Geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management ponds;
- 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 of Vaughan;
- 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 pond and for the final design of site grading. The recommendations of the subsurface assessment will be used to inform the final design and construction plans for both interim and ultimate stormwater management ponds and overall site grading;
- 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 of Vaughan, or lands to be conveyed to a public agency as part of this plan of subdivision or on environmental lands adjacent to this plan of subdivision;
- 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, stormwater management pond, transition to the adjacent tableland areas/lots, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls, and supporting geotechnical/soils analyses for both interim and ultimate stormwater management ponds;
- 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.
7. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This 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

8. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, hat the *Natural Heritage Evaluation, prepared by Savanta revised March 2018.*, be amended to reflect any changes or revisions to the Draft Plan in response to the conditions of detailed design to the satisfaction of TRCA.
9. 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 Ministry of Natural Resources and Forestry (MNRF) has no objection to the interim or ultimate sizing and design of the SWMPs.
10. 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.
11. That prior to the registration of this 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 90 and Buffer Block 89 and Road Widening Block 93 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.

12. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Open Space (Block 96), Natural Heritage Blocks (Block 90 and XX) and Buffer Blocks (Blocks 89 and YY and any other buffer blocks as amended) in conformance with current practices.
13. 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.
14. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive landscape restoration plans within Stormwater Management Block (Block 92) to the satisfaction of TRCA, addressing:
 - a. TRCA's current Stormwater Management Pond Planting Guidelines
 - b. Slope stabilization and loss of core valley feature

Trails

15. That prior to the registration of this plan or any phase thereof, the Owner prepare a report that assesses the technical feasibility of creating pedestrian connections 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 of Vaughan.
16. That prior to the registration of this plan or any phase thereof, the Owner prepare a trail plan and details to the satisfaction of TRCA and the City of Vaughan for areas within the Open Space Buffer (Block 89) and Walkway Block (Block 88) and other lands as determined through the technical feasibility report .

Land Assumption

17. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space (Block 96), Natural Heritage Blocks (Blocks 90 and XX) and Buffer Blocks (Block 89 and YY) 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.
18. That the Open Space (Block 96), Natural Heritage Blocks (Blocks 90 and XX) and Buffer Blocks (Block 89 and YY) be dedicated to TRCA or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA.

Final Approvals

19. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.

20. 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.
21. 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 (Conditions 1 to 21 inclusive) in TRCA's letter dated May 14, 2018);
 - 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 property;
 - 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 storm water treatment train.
 - h. To prohibit grading works within the Open Space (Block 96), Natural Heritage Blocks (Blocks 90 and XX) and Buffer Blocks (Block 89 and YY) unless approved by TRCA;
 - i. To prohibit retaining walls in or adjacent to the Open Space (Block 96), Natural Heritage Blocks (Blocks 90 and XX), Buffer Blocks (Block 89 and YY) and Stormwater Management Block (Block 92) unless approved by TRCA; and
 - j. Prior to the issuance of any building permit on Lots 1 to 87 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 April 21, 2018, 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.

22. 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.

Appendix D – TRCA’s Additional Comments to be addressed through Clearing Conditions of Draft Plan of Approval

Geotechnical

1. Provided the water levels behind the SWM Pond berm are high, the geotechnical design to appropriate level is required for the SWM Pond berm (i.e. dams). It is understood that some of the stability analyses have been presented within the additional stability report by Sirati & Partners; however, the following supplementary analyses and design are required to be completed at the detailed design stage:
 - Pseudo-static slope stability (Seismic Analysis) to be checked for the berm;
 - Full or partial rapid drawdown analysis (if required);
 - Provided the site geometry and the pond elevations and the presence of some cohesionless strata, the seepage analysis is to be performed to check if the clay liner is adequate or further provisions are required against infiltration and also adjust the SWM Pond design, if required;
 - The SWM Pond including the berms are also to be properly designed to ensure that the seepage does not negatively impact the berm stability.
 - The geotechnical design is also to provide the specifications of the berms including the appropriate backfilling, subgrade preparations, construction methodologies and recommendations, specifications for liner, where applicable, etc. The cross-sections are to be reviewed by the geotechnical engineer and submitted as signed and sealed by Licensed Professional Engineer.

Supplementary Analysis in support of Proposed Grading

2. The available analyses at this stage are only at concept level. Once the final configuration of the retaining wall is available at the detailed design stage, the global stability analysis is required to be undertaken to confirm that a minimum factor of safety of 1.50 is met;
3. If the SWM Pond layout is changed at the detailed design stage, which may result in a change on the currently proposed grading of the SWM Pond and grading for the lots, the stability analyses are required to be updated accordingly to confirm that the global stability can be met with a minimum factor of safety of 1.50.

Water Resources

4. Provide the following details during subsequent design phases:
 - a. Figure 2.1 – Based on the topographic mapping provided on this plan, it does not appear that the External Areas drainage boundaries are drawn correctly. Please update the boundaries to follow the topography and accurately show the drainage area to the site, or justify why the drainage areas do not follow the topography. Further, please provide a topographic plan that shows the existing drainage delineation for the site.
 - b. Section 2.5.1 – Please provide the treatment train calculations for the site to confirm the 80% TSS removal using the proposed measures.
 - c. Section 2.8 – Please provide further details into the design, location, and heat transfer calculations associated with the cooling trench.

- d. Appendix B – Please ensure that future submissions continue to clearly demonstrate the impervious values for the proposed subdivision, and that the storm pond sizing is adjusted if land-use adjustments occur. Further, please adjust the impervious table to reflect a 50% impervious value for stormwater management ponds, and confirm that the smaller 40' x 32m lot has a lower impervious percentage than the larger 40' x 41.25m lot.
- e. Appendix B, Visual OtHYMO modelling – The Horton's Equation coefficients provided are not consistent. The Minimum Infiltration Rate (fc) corresponds to a hydrologic soil group (HSG) A/B designation, where the Maximum Infiltration Rate (fo) corresponds to a HSG C designation. Please adjust these parameters to follow a consistent soil type, or provide justification for these values based on borehole data and reference documentation.
- f. Appendix B, Water Balance Calculations – The existing water balance calculation is based on a drainage area of 6.8ha; however Figures 2.1 and 2.2 show a site drainage area of 6.45ha and 7.25ha respectively. TRCA water resources engineering staff do not believe these values were derived based on drainage areas, but on post-development site drainage areas, and therefore are not appropriate for determining existing conditions water balance. Further, as other comments discuss the need for a site water balance to support natural features, the existing condition water balance needs to be calculated based on the drainage areas to specific outlets to ensure that there is an understanding of the water budget associated with these features, and features are not being starved or drowned with the mitigation strategy. The existing condition water budget should then establish the targets for the proposed condition water balance mitigation strategy for these features. Please begin by provide a plan clearly showing the existing drainage delineation for the site. Finally, please provide the water balance assessment using the LID Treatment Train Tool. Using the tool, please prepare an existing conditions site assessment for the drainage areas, and a mitigation strategy demonstrating how the proposed LID measures will meet the on-site retention targets and feature requirements. The Tool can be found on the following website:
<https://sustainabletechnologies.ca/low-impact-development-treatment-train-tool/>
- g. During subsequent design phases, please confirm that the area between the stormwater management pond outfall and the watercourse can withstand the peak flows and velocities associated with the pond discharge compared to the existing flows to that point.

Land Assumption

5. Prior to dedication of any Natural Heritage Blocks and/or Buffer Blocks to TRCA the following items are to be addressed:
 - a. Provision of any Phase 1 Environmental Site Assessment (ESA) which have occurred for the lands to be dedicated;
 - b. Permissions for TRCA representatives to perform an ESA on the subject property, regardless if one has previously been prepared;
 - c. Prior to structure removal, appropriate Species at Risk survey's (as per the MNRF) eg. Barn Swallow, Chimney Swift, common Night Hawk and bats and appropriate wildlife removal permits be obtained accordingly.
 - d. Lifespan analysis of the weir located on the subject lands;
 - e. Completion of Archaeological reports and Ministry of Tourism, Culture and Sport correspondence relevant to the subject land;
 - f. Confirmation of any permanent easements are required on the subject lands and

- g. An agreement on the approach to address the subject lands as identified in Condition 9 requiring '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 90 and Buffer Block 89 and Road Widening Block 93 inclusive to the satisfaction of TRCA'.

Attachment #1 d)



CANADA POST
1860 MIDLAND AVE 2ND FL
SCARBOROUGH, ON M1P 5A1
CANADAPOST.CA

POSTES CANADA
1860 AV MIDLAND
SCARBOROUGH, ON M1P 5A1
POSTESCANADA.CA

September 29, 2017

Vaughan Planning Department
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

To: Christina Napoli

Re: **19T-17V009**
Related Files: Z.17.026, OP.17.010
1600 Teston Rd – TESTON SANDS
96 detached residential lots
Ward 1

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

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

- ⇒ The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Toronto.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:

1. A Community Mailbox concrete base pad per Canada Post specifications.
2. Any required walkway across the boulevard, as per municipal standards
3. Any required curb depressions for wheelchair access



CANADA POST
1860 MIDLAND AVE 2ND FL
SCARBOROUGH, ON M1P 5A1
CANADAPOST.CA

POSTES CANADA
1860 AV MIDLAND
SCARBOROUGH, ON M1P 5A1
POSTESCANADA.CA

2

The owner/developer further agrees to determine, provide and fit up a suitable **gravel area 30 to 60 days prior to the first occupancy** to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the **developer notifies Canada Post of the first occupancy date. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area)**

**If Applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.

**Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call

**The Developer will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance

** Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy

** There will be no more than one mail delivery point to each unique address assigned by the Municipality

As the project nears completion, it is requested that the Developer contact me directly to communicate the first occupancy date at which time Postal Coding will be provided. Existing postal coding will not apply and new postal codes will be issued for this development.

*** It is requested that the developer notify all new homebuyers of the process to initiate Mail Delivery;

Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.

Sincerely,

Susan Cluff
Delivery Services Officer – GTA
647-203-0529
susan.cluff@canadapost.ca

Attachment #1e)



Date: September 1st , 2017

Attention: **Christina Napoli**

RE: Request for Comments

File No.: **19T-17V009**

Applicant: Cam Milani, Teston Sands Inc.

Location 1600 Teston Road



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 (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

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.

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts 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 & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@alectrautilities.com

Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297

Attachment #1 f)

From: Municipal Planning [<mailto:MunicipalPlanning@enbridge.com>]
Sent: Friday, May 04, 2018 7:19 AM
To: Napoli, Christina <Christina.Napoli@vaughan.ca>
Subject: RE: URGENT REQUEST FOR COMMENTS SUBMISSION 2: 19T-17V009, Z.17.026 & OP.17.010 (Teston Sands Inc.) 1600 Teston Road, Vaughan

Good morning Christina,

I reviewed your comment sheet and the following 2 requirements were not included and should be.

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.

I am attaching the original letter as reference.

Regards,

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

500 Consumers Road, North York, Ontario M2J 1P8

Enbridgegas.com

Integrity. Safety. Respect.

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

—
ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

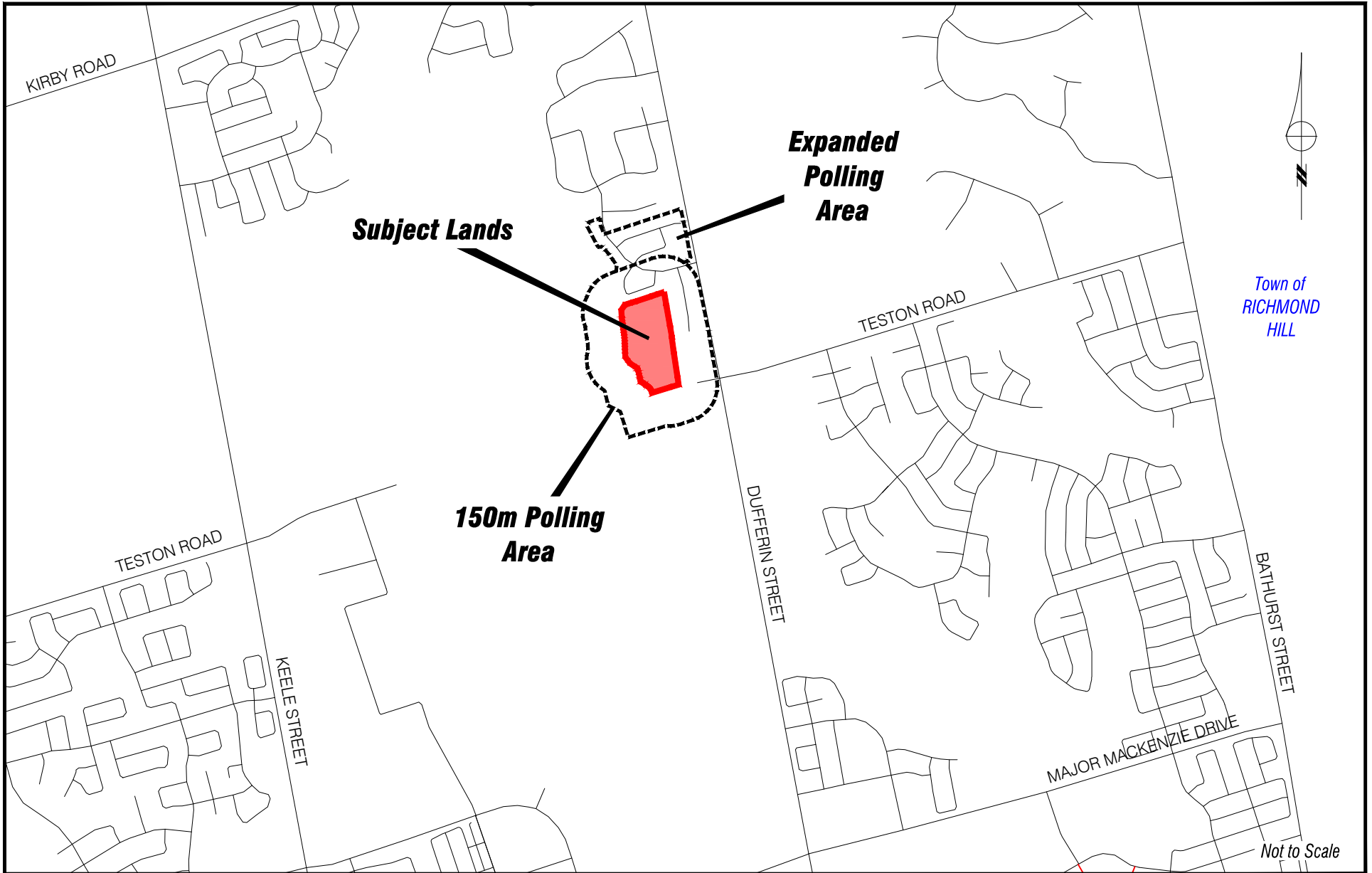
MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh



Context Location Map

LOCATION:
Part of Lot 26, Concession 2

APPLICANT:
Teston Sands Inc.

N:\GIS_Archive\Attachments\19T\19t-17v009a.dwg

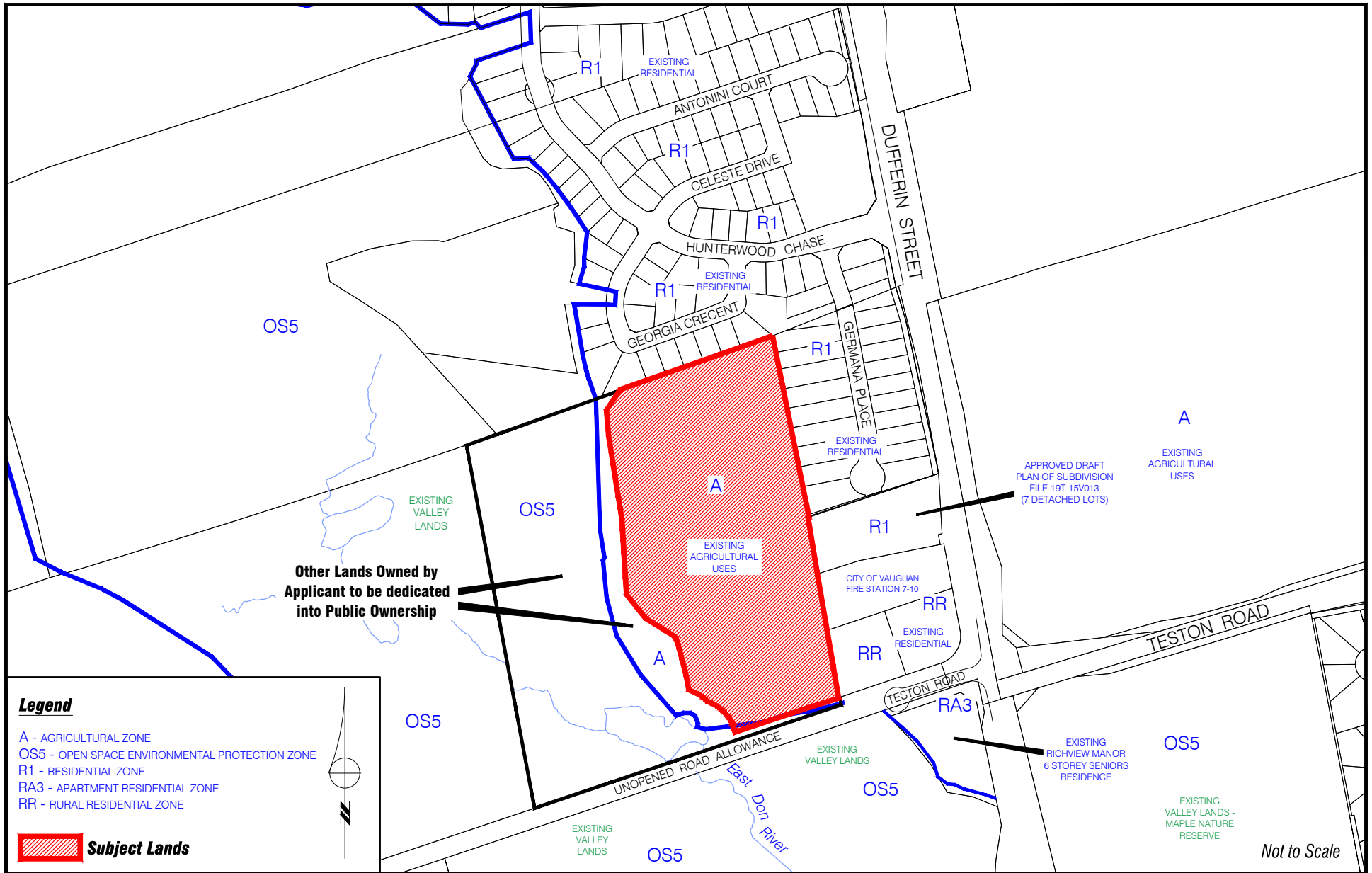


Attachment

FILES: OP.17.010,
Z.17.026 & 19T-17V009

DATE:
June 5, 2018

2



Location Map

LOCATION:
Part of Lot 26, Concession 3

APPLICANT:
Teston Sands Inc.

N:\GIS_Archive\Attachments\19T\19t-17v009a.dwg

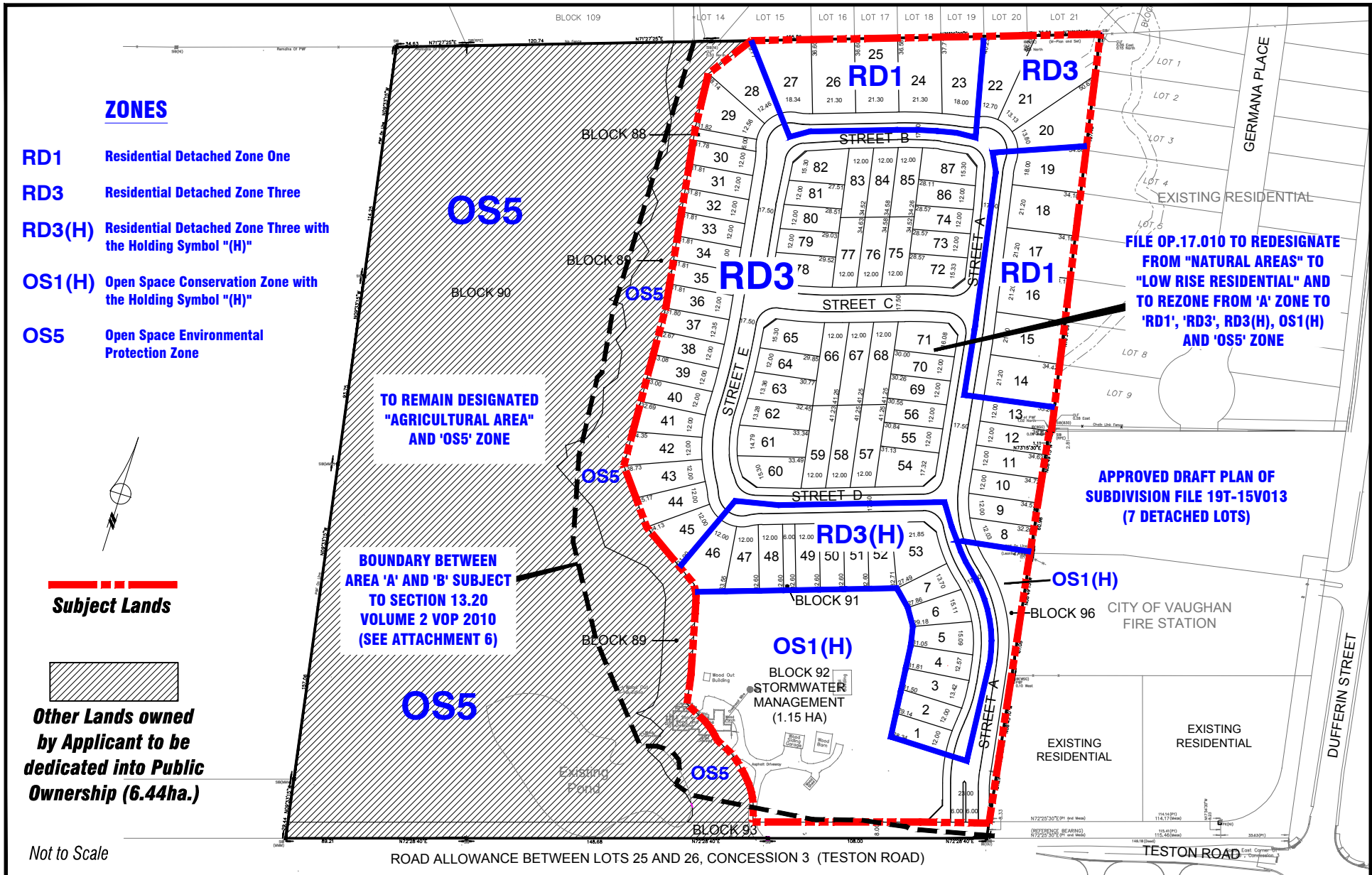


Attachment

FILES: OP.17.010,
Z.17.026 & 19T-17V009

DATE:
June 5, 2018

3



Proposed Draft Plan of Subdivision File 19T-17V009,
 Official Plan and Zoning By-Law Amendments

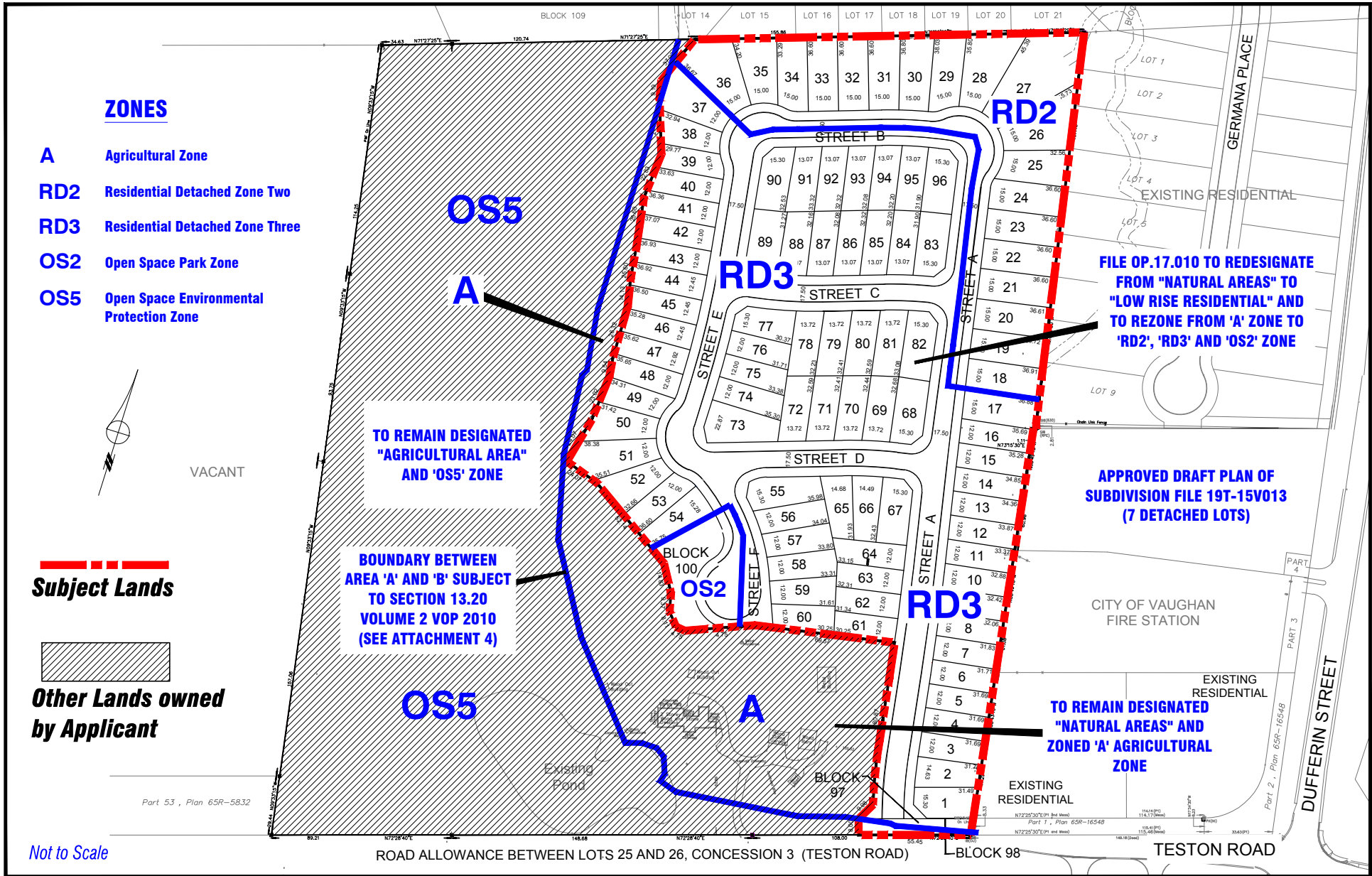
APPLICANT: Teston Sands Inc. LOCATION: Part of Lot 26, Concession 2



Attachment
 FILES: OP.17.010,
 Z.17.026 & 19T-17V009

DATE:
 June 5, 2018

4



Original Proposal: Draft Plan of Subdivision
 File 19T-17V009, Official Plan and Zoning By-Law
 Amendments, Public Hearing January 23, 2018

APPLICANT: LOCATION:
 Teston Sands Inc. Part of Lot 26, Concession 2

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Attachment

FILES: OP.17.010,
 Z.17.026 & 19T-17V009

DATE:
 June 5, 2018

5

13.20 1600 Teston Road

APPROVED BY THE ONTARIO MUNICIPAL BOARD ON DECEMBER 2, 2013

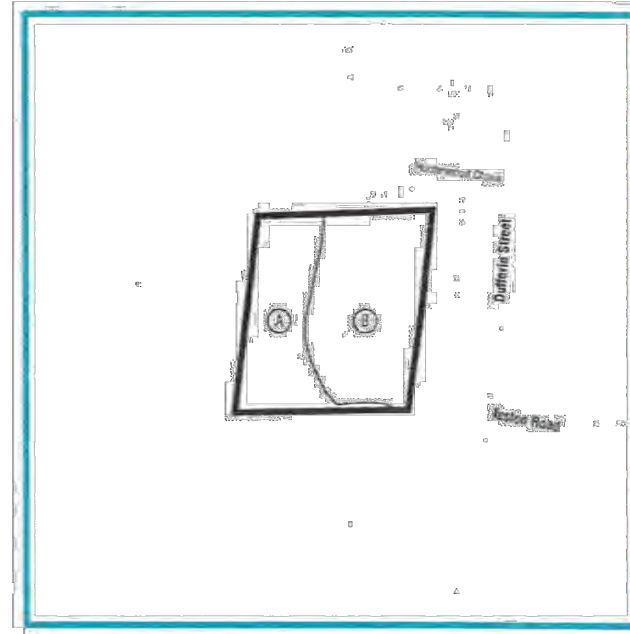
13.20.1 General

13.20.1.1. Notwithstanding policy 9.2.1.1, the lands identified on Map 13.20.A are subject to the following policies.

13.20.1.2. Notwithstanding policy 9.2.1.1 of the Official Plan, for lands designated Natural Areas at 1600 Teston Road, shown on Map 13.20.A as Area B, and which are under private ownership, it shall not be construed that these lands will necessarily remain designated as such indefinitely or that such areas are free and open to the general public. Where such lands are not acquired by a public body, application for their designation for other uses will be given due consideration by the municipality.

13.20.1.3. Core Features policies in Section 3.2.3 of Volume 1 of the Official Plan apply to the lands identified as Area A on Map 13.20.A. Enhancement Areas policies in Section 3.2.3 of Volume 1 of the Official Plan apply to lands identified as Area B on Map 13.20.A.

Map 13.20.A:
1600 Teston Rd.



Not to Scale

Approved Site Specific Policy 13.20 VOP 2010, Volume 2

APPLICANT: LOCATION:
Teston Sands Inc. Part of Lot 26, Concession 2



Attachment

FILES: OP.17.010,
Z.17.026 & 19T-17V009

DATE:
June 5, 2018

6