

October 7, 2021

Draft Plan of Subdivision 19T-21V006 :

Ministry requires that any new buildings/structures (including internal roads etc.) above and below ground (including detention ponds) be setback a minimum distance of 14 m from the Highway 427 Transit property line.

The owner must be made aware that Ministry permits are required for all buildings located within 46m from Highway 427 Future Transit property line and a radius of 365m from the centrepont of 427 Future Transitway, prior to any construction being undertaken. Permits applications are available on our web site at:

www.mto.gov.on.ca/english/engineering/management/corridor

As the Conditions of Draft Plan approval, we will require the following:

1. Since the subject subdivision is part of Block 59, for which Traffic and Drainage was approved, we request a letter from the developer confirming that they are aware of those approvals and that they comply with our recommendation without any changes being implemented.
2. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Subdivision Plan 1:500 scale, indicating all future roads, accesses, buildings, fences, parking lots, berm etc.
3. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of the proposed site and street Lighting Design and Calculations in the isometric format, using AGI-32 and Auto-Lux.
4. Any proposed accesses to Langstaff Road (if apply), must be reviewed and approved by the Ministry.
5. Any land issues (if apply), have to be resolved between MTO/Vaughan and proponent.
6. All the lands owned by MTO, cannot be used for any development purposes as they may be needed for future Hwy 427 uses.
7. If the development will be constructed in Phases then Ministry Clearance Letter will be required for each Phase, separately.
8. Once all the Ministry conditions are addressed to the Ministry satisfaction, the clearance letter(s) will be issued to the City of Vaughan and Ministry permits will be issued.
9. After the M-Plan for the subject subdivision is registered, the final copy of the M-Plan, must be forwarded to the Ministry, for our file.
10. Proponent must obtain Ministry permits, prior to any construction being undertaken.

Please forward a copy of this letter to the proponent.

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

Thank you

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