

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-04V12 ("THE PLAN")  
EVELYN CHARTERS ("OWNER")  
PART OF LOT 25, CONCESSION 2, 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 DRAFT PLAN OF SUBDIVISION FILE 19T-04V12 ("THE PLAN"), ARE AS  
FOLLOWS:**

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated April 9, 2015 (which incorporates revised Condition #14 dated February 16, 2016).
3. The Conditions of Approval of the Toronto and Region Conservation Authority ("TRCA") as set out on Attachment No. 1c) and dated January 31, 2018.
4. The Conditions of Approval of Alectra Utilities Corporation (formerly "Power Stream") as set out on Attachment 1d) and dated November 3, 2015.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated November 10, 2015.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 1f) and dated November 9, 2004.
7. The Conditions of Approval of Enbridge as set out on Attachment No. 1g) and dated November 12, 2015.

#### **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 in the Conditions in Attachment 1), 1a), 1b), 1c), 1d), 1e), 1f), and 1g), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and 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 the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 5. Alectra Utilities Corporation shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 6. Canada Post shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 7. Bell Canada shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 8. Enbridge shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

## **ATTACHMENT NO. 1a)**

### **PRE-CONDITIONS AND CONDITIONS OF DRAFT PLAN APPROVAL**

#### **DRAFT PLAN OF SUBDIVISION FILE 19T-04V12 ("THE PLAN") EVELYN CHARTERS ("OWNER") PART LOT 25, CONCESSION 2, CITY OF VAUGHAN ("CITY")**

#### **CONDITONS OF APPROVAL**

The following constitute conditions of draft plan approval for this Draft Plan of Subdivision File 19T-04V12:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., drawing, dated September 27, 2017.
2. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
3. The road allowances included within the Draft Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
4. The road allowances included within this Draft Plan shall be named to the satisfaction of the City and the York Region Planning Department.
5. 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.
6. Any dead ends or open sides of road allowances created by this Draft 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.
7. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
8. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.

9. Prior to final approval of the Plan, 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.
10. Prior to the initiation of grading, and prior to the registration of the Draft 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 the 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) the 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.

11. 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 Draft Plan.
12. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
13. 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.

14. 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. The Plan shall be provided with decorative streetlighting to the satisfaction of the City.
15. 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.
16. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
17. 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 the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the subdivision agreement. 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 purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- (b) "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.”

- (c) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio and Telecommunication Commission (“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.”
- (d) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning 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 - 6.99m <sup>1</sup>	3.5m
7 - 8.99m <sup>1</sup>	3.75m
9 – 11.99m <sup>1</sup>	6m
12m and greater <sup>2</sup>	9m

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

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

- (e) “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.”
- (f) “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.”

- (g) “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 City has taken a Letter of Credit from the Owner (Subdivision Developer) for the 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.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York 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 Regional 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.”

- (h) “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 homeowner’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.”
- (k) “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.

18. The Owner shall cause the following warning clause to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks along a potential transit route:

"Purchasers and/or tenants are advised that Teston Road may be used as transit routes in the future."

19. 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.
20. 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.
21. 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.
22. 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:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
  - 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;
  - the location of parks, open space, stormwater management facilities and trails;



- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded residential for townhouses
- 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 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.]*

23. 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.
24. 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.
25. 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 Plan, to the satisfaction of the City.
26. 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.
27. 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.
28. 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.

29. 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.
30. The Owner shall agree in the subdivision agreement to construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, storm water management, and/or park blocks to the satisfaction of the City.
31. 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) abutting or in proximity of any parkland or walkway:
    - “Purchasers and/or tenants are advised that the lot abuts a “Walkway” of which noise and lighting may be of concern.
  - (b) encroachment and/or dumping:
    - “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park and/or open space are prohibited.”
  - (c) 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.”
  - (d) Teston Road:
    - “Purchasers and/or tenants are advised that the Region of York has Plans to widen and reconstruct Teston Road between Bathurst Street and Dufferin Street ”

(e) 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.”
32. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
  33. 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.
  34. 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.
  35. The Owner shall only develop Blocks 69 to 75 in conjunction with the abutting blocks to the east, Blocks 15 to 21 on 65M-4211. The City shall not issue a building permit until the lands are combined to the satisfaction to the City.
  36. The Owner shall only develop Blocks 76 and 77 in conjunction with the abutting lands to the east, Part 1, on plan 65R-31656. The City shall not issue a building permit until the lands are combined to the satisfaction to the City.
  37. The Owner shall only develop Block 63 in conjunction with the abutting lands to the west, Parts 10, 11 and 12 on plan 65R-30193. The City shall not issue a building permit until the lands are combined to the satisfaction to the City.
  38. The Owner shall only develop Blocks 64 to 68 in conjunction with the abutting lands to the west, Parts 2 and 4 and on plan 65R-32450. The City shall not issue a building permit until the lands are combined to the satisfaction to the City.
  39. The Owner shall remove the existing Cul-De-Sac on Vanda Drive external to the Plan and reinstate the road and pond area as per the approved Construction Drawings and to the satisfaction of the City.

40. Prior to final approval of the Plan, the Owner shall provide municipal services for Lots 48 and 49, which may include a servicing easement over Lot 48.
41. That prior the final approval of the Plan, the Owner shall provide formal correspondence from the Block 12 Landowner Trustee indicating that the subject landowner has entered into a Developers' Group Agreement with the other participating landowners within Block 12 and has fulfilled all cost sharing obligations including requirements relating to parkland dedication.
42. Should the Owner be unable to fulfil Condition No. 41, as noted above, then the following condition will be applicable:

That the Owner is required to pay cash-in-lieu of parkland dedication, in accordance with the City's Cash-In-Lieu of Parkland Policy.
43. That Block 54 – Landscape Area and Block 93 - Walkway be dedicated to the City TRCA, free of all charges and encumbrances.
44. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees for Vaughan Planning Applications - Landscape Plan Review.
  - This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, and natural feature edge restoration/management plans) and inspections for tree removals permit clearance, start of guaranteed maintenance period, and assumption of the Plan by the City.
45. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
  - All development shall proceed in accordance with the Council approved Block 12 Community Architectural Design Guidelines prepared by Watchorn Architect Inc.;
  - A control architect shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines;
  - Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and

- The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the owner.
46. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
- All development shall proceed in accordance with the approved Block 12 Community Landscape Masterplan prepared by Paul Cosburn Associates Limited Landscape Architects.
47. Prior to final approval, the Owner shall provide a buffer block abutting the environmental protection lands in accordance with TRCA policies along residential lots.
48. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the environmental protection lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the environmental protection land edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- The Owner shall provide a report for a 20 metre zone within all staked environmental protection land edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the Plan.
49. 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 environmental protection Block 50 and environmental protection buffer Blocks 51 and 52.
50. 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 storm water management pond Block 53.
51. The owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential lots that abut landscape buffer Blocks 55 and 56, to the satisfaction of the City.
52. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential lots that abut walkway block #93, to the satisfaction of the City.

53. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
54. The Owner shall convey landscape buffer Blocks 55 and 56 to the City free of all cost and encumbrances.
55. The Owner shall convey landscape area Block 54 and walkway Block 93 to the City free of all cost and encumbrances.
56. The Owner shall convey environmental protection Block 50 to the TRCA or the City free of all cost and encumbrances.
57. The Owner shall convey environmental protection buffer Blocks 51 and 52 to the TRCA or the City free of all cost and encumbrances.
58. 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 arborist report recommendations.
  - In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
  - The Owner shall not remove trees without written approval by the City.
  - The Owner shall enter into a tree protection agreement which will form a condition of draft plan approval.
59. 1a) The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws, of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A Condition to this effect is included in Attachment #1a) of this report.
60. The Owner is required to comply with Ministry of Natural Resources and Forestry ("MNRF") regulations and guidelines to protect species at risk and their habit.

**ATTACHMENT NO. 1 b)**



Corporate Services

April 9, 2015

Mr. Grant Uyeyama  
Director of Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Attention: Stephen Lue

Dear Mr. Uyeyama,

**Re: Draft Plan of Subdivision 19T-04V12  
Part of Lot 25, Concession 2  
981 Teston Road  
City of Vaughan**

Staff at the Regional Municipality of York have now completed our review of the above noted draft plan of subdivision prepared by Malone Given Parsons Ltd., Project No., 14-2282, most recently revised on August 26, 2014.

The subject land, which is 9.67 hectares in size, is located on the south side of Teston Road, west of Bathurst Street, in the City of Vaughan. The proposed draft plan will facilitate the development of 47 single detached residential lots, 2 estate residential lots. The draft plan also includes of blocks for open space, a parkette, a stormwater management pond, a landscaping buffer, related 0.3 meter reserves, a 3 meter walkway and future development.

Based on our review, we offer the following comments.

**Sanitary Sewage and Water Supply:**

This development is within the Bathurst Trunk wastewater servicing area and will be serviced from Water Pressure District No. 8.

It is our understanding that this development will receive servicing allocation from the City of Vaughan in the short term. If the City does not grant the required allocation from the Region's existing capacity assignments to date, then this development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- West Richmond Hill Pumping Station – late 2015 expected completion,
- Duffin Creek WPCP Outfall Modification – 2016 pending completion of Class EA,

- Duffin Creek WPCP Stages 1 and 2 Upgrades – late 2017 expected completion, and
- Other projects as may be identified in the 2015 Water and Wastewater Master Plan Update currently in progress.

We note that 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.

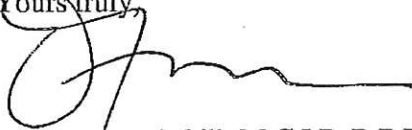
In accordance with York Region's servicing protocol for draft plans of subdivision that receive approval prior to servicing allocation being available, staff request that all residential lands be subject to various restrictions, such as a Holding 'H' zone, which will ensure that the water and wastewater servicing are available prior to occupancy of residential units. These restrictions are found within the attached schedule of conditions. In addition, pursuant to Section 51(32) of the *Planning Act*, Regional staff request that the City of Vaughan apply a lapsing provision to the draft plan approval. The Region also requests to be provided with the opportunity to comment on any proposed extensions of draft approval.

**Summary:**

York Region has no objection to draft plan approval of the plan of subdivision subject to the above comments and the attached Schedule of Pre-Conditions and Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Michelle Moretti, MCIP, RPP, Planner at extension 71556 or by email at [michelle.moretti@york.ca](mailto:michelle.moretti@york.ca).

Yours truly,



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

MM

Attachments (2)      Schedule of Pre-Conditions  
Schedule of Conditions

cc.      Heidi Kreiner-Ley, Joseph Kreiner Real Estate Limited (by email only)  
Joan McIntyre, Malone Given Parsons Ltd. (by email only)



**Schedule of Pre-Conditions****19T-04V12  
Part of Lot 25, Concession 2  
981 Teston Road  
City of Vaughan**

Re: Malone Given Parsons Ltd., Project No., 14-2282, revised on August 26, 2014.

1. Prior to or concurrent with draft plan approval, the owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the owner to:
    - A. Not enter into any agreements of purchase and sale with end users (\*) for the subject lands until such time as:
      - a. i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
      - ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City of Vaughan allocation used for the subject development;or
    - b. the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;or
  - c. the Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
- AND
- B. Not enter into any agreements of purchase and sale with non-end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City of Vaughan. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.

2. Prior to draft plan approval, the owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-04V12 or any phase thereof by the City of Vaughan, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

(\*) the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

### Schedule of Conditions

19T-04V12  
Part of Lot 25, Concession 2  
981 Teston Road  
City of Vaughan

Re: Malone Given Parsons Ltd., Project No., 14-2282, revised on August 26, 2014.

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. 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.
3. The Owner shall agree in the subdivision agreement that 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.
4. Prior to final approval, the engineering drawing showing the layout of the watermain and sewers shall be submitted to the Infrastructure Asset Management Branch, Regional Environmental Services Department for review and record.
5. The Owner shall agree in the subdivision agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
  - a. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - b. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a

time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,

- c. The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
7. Prior to final approval, the Owner shall provide a basic 36 metre right-of-way for the subject section of Teston Road. As such, all municipal setbacks shall be referenced from a point 18 metres from the centreline of construction of Teston Road. Any additional lands required for turn lanes at the intersection will also be conveyed to York Region for public highway purposes, free from all costs and encumbrances, to the satisfaction of the York Region Solicitor.
8. Prior to final approval, the Owner shall provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments to promote the usage of non-auto modes of travel. The Owner shall agree to provide drawings that show the pedestrian and cycling connections and facilities.
9. Prior to final approval, the Owners shall submit detailed engineering drawings to the Community Planning and Development Services Division, Regional Corporate Services Department, for review and approval. The engineering drawings shall include the:
  - subdivision storm drainage system,
  - erosion and siltation control plans,
  - site grading and servicing,
  - plan and profile drawings for the proposed intersections,
  - construction access and mud mat design,
  - utility and underground servicing location plans,
  - pavement markings,
  - electrical drawings for intersection signalization and illumination design,
  - traffic control/construction staging plans, and
  - landscape plans.
10. Prior to final approval, the Owner shall provide a set of engineering drawings, approved by the area municipality, which indicates the storm drainage, the overall grading plans and all proposed accesses onto York Region roads, for all lands within this plan of subdivision, to the Community Planning and Development Services Division, Regional Corporate Services Department for verification that all York Region's concerns have been satisfied.
11. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be

submitted to the Community Planning and Development Services Division, Regional Corporate Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.

12. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, Regional Corporate Services Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
13. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, Regional Corporate Services Department that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Community Planning and Development Services Division, Regional Corporate Services Department.
14. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch, that the Owner will provide the installation of visual screening along the portion of Street "F" adjacent to Teston Road consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street "F". The Owner shall submit to the Community Planning and Development Services Branch for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
15. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region:
  - 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 roads' 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:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the



Regional 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 required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

16. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Community Planning and Development Services Division, Regional Corporate Services Department recommending noise attenuation features.
17. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Division, Regional Corporate Services Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Community Planning and Development Services Division, Regional Corporate Services Department.
18. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Division, Regional Corporate Services Department, 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 and Climate Change guidelines and the York Region Noise Policy.
19. The following warning clause shall be included in a registered portion of the subdivision agreement 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".
20. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to Community Planning and Development Services Division, Regional Corporate Services Department, 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-ways shall not be the responsibility of York Region; and
  - d) that any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Community Planning and Development Services Division, Regional Corporate Services Department, and shall be maintained by the area municipality with the exception of the usual grass maintenance.
21. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) a widening across the full frontage of the site where it abuts Teston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Teston Road and
  - b) a 0.3 metre reserve across the full frontage of the site, where it abuts Teston Road and adjacent to the above noted widening
22. Prior to final approval, in order to determine the property dedications (if any) required to achieve the ultimate right-of-way width of Teston Road abutting the subject site, the applicant shall submit a recent plan of survey for the property that illustrates the existing centre line of construction of Teston Road.
23. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
24. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region

must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

The Owner shall also provide the Community Planning and Development Services Division, Regional Corporate Services Department with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, 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, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

25. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Division, Regional Corporate Services Department, 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.
26. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, Regional Corporate Services Department, 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.
27. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Division, Regional Corporate Services Department 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.

28. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Community Planning and Development Services Division, Regional Corporate Services Department, outlining all requirements of York Region.
29. 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 prior to the final approval in accordance with By-law #2012-36.
30. The Regional Corporate Services Department shall advise that Conditions 1 to 29 inclusive, have been satisfied.

## **ATTACHMENT NO. 1 C)**



Toronto and Region  
**Conservation**  
*for The Living City®*

CFN 35945

January 31, 2018

**BY EMAIL ONLY: carol.birch@vaughan.ca**

Ms. Carol Birch  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Ms. Birch:

**Re: Revised Draft Plan of Subdivision Application 19T-04V12 and  
Zoning By-law Amendment Application Z.04.049  
West of Bathurst Street, south side of Teston Road (within Block 12)  
Part of Lot 25, Concession 2  
981 Teston Road  
City of Vaughan  
Evelyn Charters (Agent: Joan MacIntyre, Malone Give Parsons Ltd)**

The purpose of this letter is to acknowledge receipt of and to provide comments on the materials submitted in support of Draft Plan of Subdivision Application 19T-04V12 and Zoning By-Law Amendment Application Z.04.049, in Block 12, in the City of Vaughan. The current submission was received by the Toronto and Region Conservation Authority (TRCA) on December 8, 2017. Please refer to Appendix I for a list of the materials reviewed by TRCA.

### **Background**

It is our understanding that the Owner has submitted Draft Plan of Subdivision and Zoning By-Law Amendment applications to facilitate the development of a residential subdivision consisting of 47 single family residential lots and two estate residential lots, with various other blocks for open space, open space buffer, stormwater management, landscape area, future development, reserve and walkway purposes.

The subject applications were originally submitted on September 3, 2004. TRCA reviewed and provided comments on the initial submissions on May 17, 2005 and May 3, 2006, with conditions of draft plan approval being provided on the latter date. These applications were subsequently revised in 2014 and TRCA provided revised conditions of draft plan approval on June 17, 2015. At that time, TRCA also proposed a minor red-line revision to the draft plan. TRCA's comments, conditions and proposed red-line revision were discussed with the Owner and City at a meeting at the City's offices on August 10, 2015. TRCA subsequently provided revised conditions of draft plan approval on December 7, 2015.

### **Current Applications**

Based on our review of the current submission, several modifications have been made to the draft plan and zoning. Of interest to TRCA, the draft plan has been revised to reflect the limits of the meander belt and 30 metre buffer associated with Patterson Creek in order to conform to Redside Dace habitat

protection requirements under the Endangered Species Act (2007). TRCA has no concerns with the changes that have been made to the plan.

**Recommendation**

TRCA staff has no objection to the approval of Draft Plan of Subdivision 19T-04V12, subject to the conditions listed in Appendix II.

TRCA's comments on Zoning By-law Amendment Application Z.04.049 can be found within the conditions of draft plan approval.

Additional comments for the detailed design stage have been included in Appendix III for the consideration of the applicant.

Please provide the Notice of Decision for both the Draft Plan of Subdivision and Zoning By-Law Amendment once they are approved.

**Fees/Timing**

Please note that 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.

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of 90 days in advance of expected registration. Additional time may be required in cases where open space lands are to be dedicated into public ownership, and/or O.Reg. 166/06 permits are required from TRCA (i.e., SWM ponds/detailed infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

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

Sincerely,



Stephen Bohan  
Planner II, Planning and Development  
Extension 5743

cc: Joan MacIntyre, Malone Give Parsons Ltd., [JMacIntyre@mgp.ca](mailto:JMacIntyre@mgp.ca)  
Ruth Rendon, Senior Environmental Planner, City of Vaughan, [Ruth.Rendon@vaughan.ca](mailto:Ruth.Rendon@vaughan.ca)

**Appendix I – Materials Reviewed by TRCA**

- Draft Plan of Subdivision & Rezoning Application Resubmission Letter, prepared by Malone Given Parsons Ltd., dated November 10, 2017;
- Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., revision no. 12 dated September 27, 2017;
- Arborist Report, prepared by Beacon Environmental, dated November 2017;
- Ministry of Natural Resources and Forestry Letter, prepared by Ministry of Natural Resources and Forestry, dated May 11, 2017;
- Environmental Impact Statement, prepared by Beacon Environmental, dated November 2017;
- Schaeffers Email, prepared by Schaeffers Consulting, dated November 7, 2017;
- Drawing No. GR-1, Preliminary Grading Plan, prepared by Schaeffers Consulting Engineers, revision no. 3 dated September 28, 2017;
- Drawing No. GR-2, Preliminary Grading Plan, prepared by Schaeffers Consulting Engineers, revision no. 3 dated September 28, 2017.

**Appendix II – TRCA's Conditions of Draft Plan Approval and Comments on the Zoning By-law Amendment Application**

**TRCA's Conditions of Draft Plan Approval**

TRCA staff recommends approval of Draft Plan of Subdivision 19T-04V12, prepared by Malone Given Parsons Ltd., revision no. 12 dated September 27, 2017, subject to the following conditions:

1. That prior to site alteration and prior to the 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 the approved Block 12 Master Environmental Servicing Plan and more recent Functional Servicing Report (prepared by Schaeffers Consulting Engineers, dated February 2014), as may be amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
  - i. A description of the storm drainage system (quantity and quality) for the proposed development;
  - ii. 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;
  - iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
  - iv. 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;
  - v. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - vi. Proposed measures to promote infiltration and maintain water balance for the plan area;
  - vii. 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;
  - viii. A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management pond and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
  - ix. 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;
  - x. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended;
  - xi. Grading plans for the subject lands;

- xii. Cross-sections and details where grading is proposed in or adjacent to the Open Space (Block 50), Open Space Buffers (Block 51 & 52) and Lots 39 to 49 inclusive, including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the adjacent tableland areas, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls, and supporting geotechnical/soils analyses; and
  - xiii. 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.
2. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
  3. 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 50) and Open Space Buffers (Block 51 & 52).
  4. That prior to the registration of this plan or any phase thereof, the Owner prepare planting plans for the Stormwater Management Pond (Block 53) to the satisfaction of TRCA.
  5. 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 50) and Open Space Buffers (Block 51 & 52) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
  6. That prior to the registration of this plan or any phase thereof, the Owner prepare trail plans and details to the satisfaction of TRCA for areas within and adjacent to the Open Space (Block 50) and Open Space Buffers (Block 51 & 52). It is TRCA's preference that any proposed trail be located to the west of the watercourse, as conceptually shown on the Block 12 Natural Land Trails Master Plan, prepared by Cosburn Associates Limited, dated September 29, 2009. The exact location of the trails shall be to the satisfaction of TRCA, City of Vaughan and the Ministry of Natural Resources and Forestry.
  7. 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.
  8. That the Open Space (Block 50) and Open Space Buffers (Block 51 & 52) be dedicated to TRCA or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA.
  9. That the implementing zoning by-law recognize the Open Space (Block 50), Open Space Buffers (Block 51 & 52) and all lands outside the staked building envelope within Lot 49 in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA. Further, that provisions to allow for the maintenance of and for minor modifications to the existing structures in Lot 49 (e.g., existing barn) be to the satisfaction of TRCA.
  10. That the implementing zoning by-law be prepared to the satisfaction of TRCA.

11. 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.
12. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
  - i. 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 through 7 inclusive in TRCA's letter dated January 31, 2018);
  - ii. 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;
  - iii. 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;
  - iv. 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;
  - v. To erect a permanent fence along all residential lots that abut the Open Space (Block 50) and Open Space Buffers (Block 51 & 52) to the satisfaction of TRCA (an option other than the standard 1.5 metre high black vinyl chain link fence may be considered between Lot 49 and Block 50, but must be to the satisfaction of TRCA and the City of Vaughan);
  - vi. To prohibit grading works within the Open Space (Block 50) and Open Space Buffers (Block 51 & 52) unless approved by TRCA; and
  - vii. To prohibit retaining walls in or adjacent to the Open Space (Block 50) and Open Space Buffers (Block 51 & 52) unless approved by TRCA.
13. 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 1 through 12 inclusive in TRCA's letter dated January 31, 2018), if necessary, to the satisfaction of TRCA.
14. 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.

**TRCA's Comments on the Zoning By-law Amendment Application**

TRCA's comments on Zoning By-law Amendment Application Z.04.049 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-04V12. Furthermore, TRCA staff have reviewed the draft by-law included with the current submission. We note there are no specific provisions to allow for the maintenance of and minor modifications to the existing structures in Lot 49 (e.g. Barn) per TRCA's condition 9. The City is asked to confirm if such provision are required. Further comments may be provided on the zoning by-law amendment once a final draft has been received by TRCA for review.



### **Appendix III: TRCA Comments for Detailed Design**

TRCA staff have reviewed the Environmental Impact Study (EIS) prepared by Beacon Environmental, dated November 2017, and provide the following comments:

#### *Wetland Units:*

1. Section 6.1 of the EIS states that the wetlands on site are not significant. To determine significance of the wetlands TRCA recommends that the Ministry of Natural Resources and Forestry (MNRF) be contacted to see if they have an interest in evaluating the wetland units on site and to the south to determine if they are Provincially Significant wetlands. No change is required at this time but we note this for future reference.

#### *Feature Based Water Balance:*

2. Patterson Creek is a cold water creek that most likely depends on groundwater contributions to maintain its thermal regime. The EIS states that runoff will increase, but there is no discussion on potential ecological effects, such as erosion of the stream channel, alterations to stream velocity, thermal regime and resulting impacts to fish habitat, and existing spawning areas. There was also no discussion on how the water balance to the feature is to be maintained. TRCA recommends that further information be provided within an EIS to address potential impacts and appropriate mitigation measures.
3. The EIS does not address the hydrological requirements of the wetland ELC units identified on the site and the swamp located to the south of the development. Please show the hydrological zone of influence in an EIS and discuss how it will be preserved or propose specific mitigation measures to ensure function in a reduced zone of influence.
4. TRCA suggest that pre-development data be examined to determine what type of SWM/ LID measures may be required to ensure no negative impact to surrounding wetlands and the cold water creek habitat.
5. TRCA recommends the landowner contact the Ministry of Natural Resources and Forestry (MNRF) to confirm requirements under the Endangered Species Act, 2007 for SWM pond and LID requirements to ensure that the thermal regime of the watercourse is maintained. Please be aware that MNRF may implement more stringent water balance and temperature mitigation requirements than TRCA and that these requirements may affect the pond's configuration.

#### *Stormwater Management:*

6. TRCA notes that the SWM Block to the south of Block 53 may potentially be constrained by the meander belt and associated 30 metre setback, as this section of Patterson Creek screens as occupied Redside Dace habitat. TRCA staff note that MNRF should be contacted to confirm any requirements that may impact the design of the SWM infrastructure at the detailed design stage.



**ATTACHMENT NO. 1 d)**



**Date:** November 03, 2015  
**Attention:** Carol Birch  
**RE:** Request for Comments  
**File No.:** 19T-04V12  
**Related Files:** Z.04.049  
**Applicant:** Malone Give Parsons Ltd  
**Location** 981 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.

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 the agent, for this plan is required to contact PowerStream to discuss all aspects of the above project. PowerStream 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 Service Application Information Form (SAIF). PowerStream will then use this information to determine the type of available service in the area to supply this project and determine the charges for the subdivision or development.

Once PowerStream has received all proposed details and are satisfied with the design, PowerStream will provide the customer with an *Offer to Connect* which will specify all the details and the responsibilities of each party. Once the *Offer to Connect* is signed and full payment is received by PowerStream, PowerStream will start the final design and state and/or obtain the required approvals from the local municipality.

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 PowerStream's electrical distribution system on the proposed project site, they will have to be relocated by PowerStream 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 PowerStream 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@powerstream.ca](mailto:tony.donofrio@powerstream.ca)

Subdivision Application Information Form is available by calling 905-417-6900 ext. 31297



## **ATTACHMENT NO. 1 e)**

CANADA POST  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7  
CANADAPOST.CA

POSTES CANADA  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7  
POSTESCANADA.CA

November 10, 2015

City of Vaughan  
Planning Department

To: Carol Brich

Re: **Application No:** 19T-04V12 - Z.04.049  
981 Teston Road, Maple, ON  
47 single detached lots and 2 estate lots.

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 townhomes for this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable 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 Vaughan**.
- ⇒ 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  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7  
CANADAPOST.CA

POSTES CANADA  
200-5210 BRADCO BLVD  
MISSISSAUGA ON L4W 1G7  
POSTESCANADA.CA

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)**

**\*\*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.**

**\*\*\* 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.

The Location of the Local Post Office is **51-B Caldari Road Concord, ON – Phone number 905-738-7059**

Sincerely,

*Michael Wojciak*

Delivery Services Officer GTA  
200-5210 Bradco Boulevard  
Mississauga, ON L4W 1G7  
905 206-1247 X 2026  
[michal.wojciak@canadapost.ca](mailto:michal.wojciak@canadapost.ca)

**ATTACHMENT NO. 1 f)**



July 26, 2018

Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON  
L6A 1T1

Attn: Carol Birch

Re: 19T-04V12

Dear Carol,

We have reviewed the circulation regarding the above noted application. The following paragraph is to be included as a condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easement that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements."

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is services with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications system (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative



communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

Should you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in black ink that reads "Meaghan Palynchuk". The signature is written in a cursive, flowing style.

Meaghan Palynchuk

Urban Planner, Municipal Relations  
Access Network Provisioning, Ontario  
Phone 905-540-7254  
Mobile: 289-527-3953  
Email: [Meaghan.Palynchuk@bell.ca](mailto:Meaghan.Palynchuk@bell.ca)

**ATTACHMENT NO. 1 9)**



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

November 12, 2015

Carol Birch  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Carol Birch,

Re: Draft Plan of Subdivision and Zoning By-law Amendment - 2<sup>nd</sup> Submission  
Evelyn Charters  
981 Teston Road, Maple, Ontario  
City of Vaughan  
File No.: 19T-04V12      Related File: Z-04-049

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

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

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and /or soil trenches) and/or asphalt paving.

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

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

The applicant will grade all road allowances to as 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, appearing to read 'Nikki DeGroot', with a stylized flourish at the end.

**Nikki DeGroot**

Municipal Planning Advisor  
Distribution Planning & Records

**ENBRIDGE GAS DISTRIBUTION**

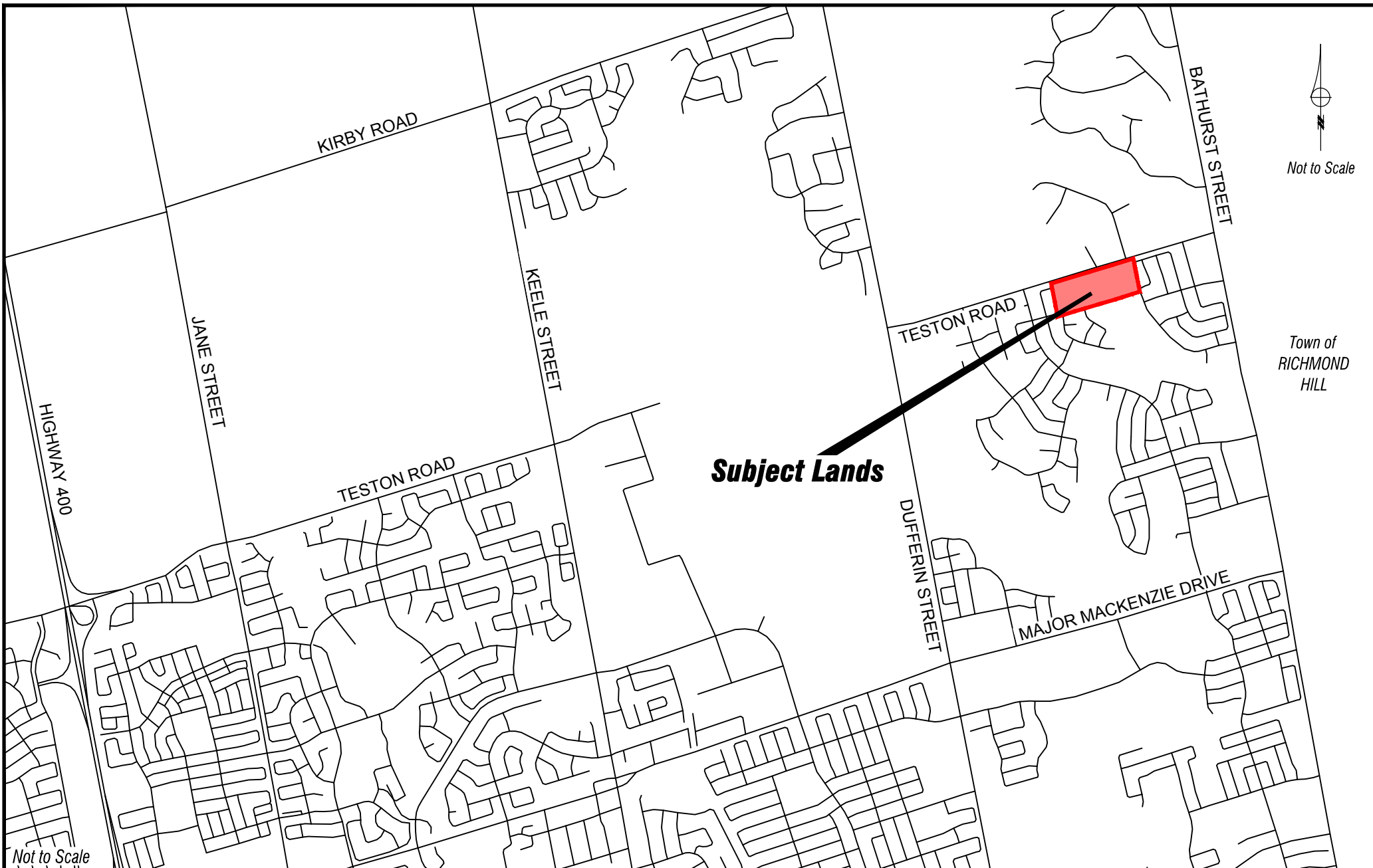
TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

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

**Integrity. Safety. Respect.**

ND/rv



# Context Location Map

LOCATION:  
Part of Lot 25, Concession 2

APPLICANT:  
Evelyn Charters

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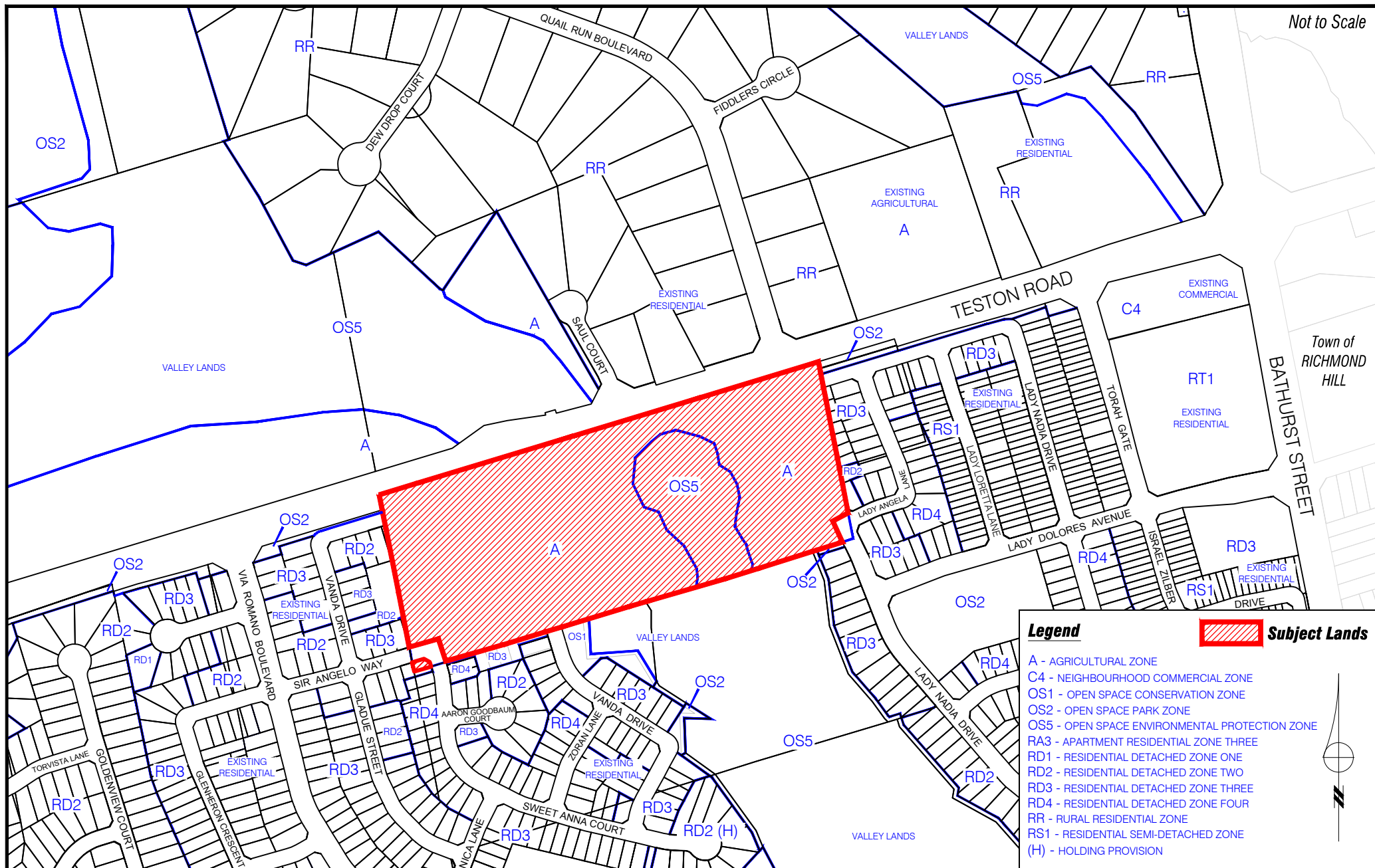


# Attachment

FILE:  
Z.04.049 & 19T-04V12

DATE:  
September 17, 2018

2



## Location Map

LOCATION:  
Part of Lot 25, Concession 2

APPLICANT:  
Evelyn Charters

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Attachment

FILE:  
Z.04.049 & 19T-04V12

DATE:  
September 17, 2018

3







# Approved Block 12 Community Plan

LOCATION: Part of Lot 25, Concession 2

APPLICANT: Evelyn Charters

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FILE:  
Z.04.049 & 19T-04V12

DATE:  
September 17, 2018

5