

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 2, Report No. 16, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 25, 2023.

2. ONE-FOOT DEVELOPMENTS INC.: ZONING BY-LAW AMENDMENT FILE Z.21.025, DRAFT PLAN OF SUBDIVISION FILE 19T-21V006 – 8741 HUNTINGTON ROAD, VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023, be approved; and
- 2) That the following be approved in accordance with Communication C2, memorandum from the Deputy City Manager, Planning and Growth Management, dated March 28, 2023:
 1. THAT Table 2 for the “Definition of a Front Lot Line” within Item # 2, be revised in accordance with this Communication.

Table 2:

	Zoning By-law 1-88 Standard	EM2 Zone Requirements	Proposed Exceptions to the EM2 Zone Requirements
a.	Definition of a “Front Lot Line”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Shall be the lot line abutting Street ‘2’ (Block 2)

Recommendations

1. That Zoning By-law Amendment File Z.21.025 (One-foot Developments Inc.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report;

CITY OF VAUGHAN

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2. That the Holding Symbol “(H)” shall not be removed from Block 3, until the following condition is satisfied:
 - a) That the Block 3 lands be consolidated with the abutting lands to the north being 400 Anatolian Drive;
3. That Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1 to facilitate the draft plan of subdivision shown on Attachment 3;
4. That Council’s approval of Draft Plan of Subdivision File No. 19T-21V006 subject to the conditions set out in Attachment 1 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
5. THAT the relocation of the Stormwater Management Pond W2 to the southeast side of Street ‘G’ and redesignation of those lands as General Employment in the Block 59 Block Plan, as shown on Attachment 4, BE APPROVED, and that the final Block 59 Block Plan be modified to reflect these changes.

Committee of the Whole (1) Report

DATE: Tuesday, April 4, 2023

WARD: 2

TITLE: ONE-FOOT DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.21.025
DRAFT PLAN OF SUBDIVISION FILE 19T-21V006
8741 HUNTINGTON ROAD
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision applications to rezone the subject lands to permit employment uses and protect natural features to facilitate the creation of an employment subdivision, as shown on Attachment 3.

Report Highlights

- The Owner proposes to rezone the subject lands to permit employment and open space uses and to facilitate a Draft Plan of Subdivision creating employment, open space, public road, road widening and reserve blocks.
- Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to facilitate the employment subdivision.
- The Development Planning Department supports the approval of the applications as they will permit a development is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and 2022, and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. That Zoning By-law Amendment File Z.21.025 (One-foot Developments Inc.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report;
2. That the Holding Symbol “(H)” shall not be removed from Block 3, until the following condition is satisfied:
 - a) That the Block 3 lands be consolidated with the abutting lands to the north being 400 Anatolian Drive;
3. That Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1 to facilitate the draft plan of subdivision shown on Attachment 3;
4. That Council’s approval of Draft Plan of Subdivision File No. 19T-21V006 subject to the conditions set out in Attachment 1 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
5. THAT the relocation of the Stormwater Management Pond W2 to the southeast side of Street ‘G’ and redesignation of those lands as General Employment in the Block 59 Block Plan, as shown on Attachment 4, BE APPROVED, and that the final Block 59 Block Plan be modified to reflect these changes.

Background

The subject lands are known municipally as 8741 Huntington Road, and Part of Lot 11, Concession 9 (owned by Anatolia Real Estate Corp) (collectively the ‘Subject Lands’) and are located on the east side of Huntington Road, north of Langstaff Road. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to facilitate the employment subdivision

One-Foot Developments Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit the creation of prestige employment, general employment, open space, public road, road widening and reserve blocks (the

‘Development’), as shown on Attachment 3, and in accordance with the Block 59 Block Plan:

1. Zoning By-law Amendment File Z.21.025 to rezone the Subject Lands from “A Agricultural Zone” under Zoning By-law 1-88, as shown on Attachment 2, to “EM1 Prestige Employment Area Zone” (‘EM1 Zone’), “EM2 General Employment Area Zone” (‘EM2 Zone’) and “OS1 Open Space Conservation Zone” (‘OS1 Zone’) in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report
2. Draft Plan of Subdivision File 19T-21V006, as shown on Attachment 3, for an employment Draft Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Blocks	Land Use	Area (ha)
Block 1	Prestige Employment	11.94
Block 2	General Employment	12.04
Block 3	General Employment (subject to the Holding Symbol “H”)	0.11
Blocks 4-6	Open Space, Natural Heritage Network and Buffer Areas	9.09
Blocks 7 and 8	Right-of-Ways (‘ROW’) and Reserves	0.23
Streets ‘1’ and ‘2’	Public Roads	1.87
Total		35.28

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol for Applications

On September 10, 2021, the City circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners’ Association. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed on the Huntington Road street frontage, in accordance with the City’s Notice Signs Procedures.

Vaughan Council on October 5, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of October 20, 2021, and to forward a comprehensive technical report to a future Committee of the Whole meeting. No written submissions regarding the Applications were received by the Development Planning Department. KLM Planning Partners Inc., Jardin Drive, Vaughan, made a deputation on behalf of the Owner, at the Public Meeting regarding the Applications.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Block 59 Block Plan Committee of the Whole Report:

[June 16, 2020 Committee of the Whole Report \(Item 10, Report No. 25, adopted as amended by Vaughan Council on June 29, 2020\)](#)

One-foot Developments Inc. Public Meeting Report:

[October 5, 2021 Committee of the Whole \(Public Meeting\) Report \(Item 2, Report 44\)](#)

Hunter-Fifty Investments Limited / Line Drive East Investments Limited Committee of the Whole Report:

[April 13, 2021 Committee of the Whole Report \(Item 29, Report No. 16\)](#)

Analysis and Options

The Applications are consistent with the Provincial Policy Statement, 2020 ('PPS')

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS establishes policies that set out how municipalities should manage, and direct land uses to achieve efficient development and land use patterns.

Section 1.3.1 of the PPS requires that Planning authorities shall promote economic development and competitiveness by providing for: an appropriate mix and range of employment, and broader mixed uses to meet long-term needs [1.3.1 a)]; and opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses [1.3.1. b)].

The Applications will implement the employment land use designation by permitting a variety of employment uses on the Subject Lands. Furthermore, the proposed Draft Plan will create large employment blocks that are suitable for a range of development formats, and economic activities. The Applications are consistent with the PPS.

The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended ('Growth Plan')

The Growth Plan is intended to guide decisions on a wide range of issues, including economic development and land-use planning. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe ('GGH') including directions for

where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform to, or not conflict with, the Growth Plan.

Section 2.2.5 of the Growth Plan sets out the policies for Employment. Section 2.2.5.1 states that economic development and competitiveness in the GGH will be promoted by: making more efficient use of vacant and underutilized employment lands and increasing employment densities; and integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment. Additionally, Section 2.2.5.5 states that municipalities should designate and preserve lands within *settlement areas* located adjacent to or near *major goods movement facilities* and *corridors*, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

The Subject Lands are located within a *settlement area*, designated for employment uses, and are in proximity to two Highway 427 interchanges. The Applications will facilitate the creation of two large employment blocks permitting a variety of employment uses, including, but not limited to, manufacturing or processing, and warehousing and distribution facilities. The Applications conform to the Growth Plan.

The Applications conform to the York Region Official Plan, 2010 and 2022

The York Regional Official Plan, 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by Map 1: Regional Structure of the YROP, and "Strategic Employment Lands – Conceptual" by Map 2: York Region Strategic Employment Lands. Section 4 of the YROP 2010 states that it is an objective of the Region to encourage and accommodate economic activities that diversify and strengthen the Region's economic base, employment opportunities for residents and competitive advantage for its businesses.

The Section 4.3 of YROP 2010 states that strategic employment lands are to be protected (Section 4.3.6), that the Region will work with local municipalities to provide a diverse mix of lot sizes on employment lands (Section 4.3.17), and it requires flexible and adaptable employment lands that include street patterns, building design(s) and siting that allow for redevelopment and intensification (Section 4.3.18).

The Development conforms with the Block 59 plan, as discussed later in this Report, resulting in the comprehensive and well-designed development of this employment area. The Applications will facilitate the creation of employment blocks permitting a

range of uses that are flexible and adaptable to the needs of various employment activities.

In June 2022, York Region Council adopted the current York Regional Official Plan, 2022 ('YROP 2022'), and the Minister of Municipal Affairs and Housing approved the YROP 2022 in November 2022. Section 8.4.17 of YROP 2022 states that applications which are completed as of the date of the approval of YROP 2022 and that conform with in-force local official plans are required to conform only with the policies in-force at the time of complete application. Therefore, the Applications are only subject to the policies of YROP 2010.

The Applications conform to YROP 2010 and the transition policies under YROP 2022.

The Development conforms to VOP 2010

The Subject Lands are identified as an "Employment Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, of VOP 2010. The Subject Lands are designated "Prestige Employment" (Block 1), "General Employment" (Blocks 2 and 3), and "Natural Areas" (Block 4) by VOP 2010, Volume 2, Section 11.9 – the West Vaughan Employment Area Secondary Plan ('WVEASP').

The "Prestige Employment" designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings, and no outside storage is permitted.

The "General Employment" designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage.

The "Natural Areas" designation delineates the Natural Heritage Network in the City and Schedule 2 – Natural Heritage Network, identifies the "Natural Areas" designation for the Subject Lands as "Core Features", and also identifies areas as "Unapproved" which are sites under consideration for Core Feature additions, deletions, or classification as an Enhancement Area.

Policy 2.2.2.4 of VOP 2010 states that public ownership of major open spaces and natural features within Natural Areas is preferred, and Council will endeavour to acquire appropriate lands to contribute to the system. The valley lands and associated buffer blocks have been delineated through the Block Plan process for the Block 59 area and will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area.

The Development respects the following design criteria in accordance with Section 9.1.2.10 of VOP 2010 (in part):

“That in Employment Areas, new development will be designed to:

- allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses as permitted through Section 9.2 of this Plan;
- provide appropriate parks and open spaces as set out in Section 7.3.”

The Draft Plan shown on Attachment 3 respects the design criteria above by creating a range of lot sizes, and providing appropriate VPZs, valley, and open space blocks. Other design criteria will be evaluated when Site Development Applications are submitted for the development of the blocks.

In consideration of the above, the Applications conform to VOP 2010, and WVEASP.

The Development conforms to the final Block Plan for the Block 59 Area

Vaughan Council on June 29, 2020, approved the Block 59 Plan, subject to the fulfillment of Block Plan conditions of approval. Vaughan Council on January 19, 2021, considered and approved a revised Block 59 Plan dated September 3, 2020, to reduce the Prestige Employment designation on 6560 Langstaff in accordance with the WVEASP, and to confirm Street ‘L’ as approved in an updated Traffic and Transportation Study (October 2020) for the Block Plan area. These revisions were approved subject to the fulfillment of Block Plan conditions of approval.

Vaughan Council on April 20, 2021, further revised the Block 59 Plan to the version shown on Attachment 4, through Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited) by deleting the former Street ‘L’.

The Block 59 Plan shown on Attachment 4 identifies the Subject Lands as “Prestige Employment,” “General Employment,” “Natural Heritage Feature”, “10 m Buffer”, “Stormwater Management Pond”, “Street G” and the extension of “John Lawrie Street”. The proposed Draft Plan consists of employment blocks, buffer blocks, new roads, open space, and valley blocks. In consultation with the Development Engineering Department, the Stormwater Management Pond as shown on Attachment 4 is to be relocated to the southeast side of Street ‘G’, and the proposed General Employment Area relocated to the northwest side of Street ‘G’. A condition of approval requiring an updated Block Plan be submitted to the Policy Planning and Special Programs Department reflecting this change is included in Attachment 1 a.

In consideration of the above, the Applications conform to the approved Block 59 Plan. The Owner is required, as a condition of draft plan approval, to submit a letter from the Trustee for Block 59 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Landowners Cost Sharing Agreement. A condition to this effect is included in Attachment 1.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88 as shown on Attachment 2. The “A Agricultural Zone” does not permit an employment subdivision. The Owner proposes to amend Zoning By-law 1-88 by rezoning the Subject Lands to the EM1 Zone, EM2 Zone and OS1 Zone together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Zone Requirements	Proposed Exceptions to the EM1 Zone Requirements
a.	Definition of “Outside Storage” in an EM1 Zone	Considers the leaving, placing, or parking of trucks, trailers, and tractor trailers accessory to an Employment Use as Outside Storage	The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use shall not be considered Outside Storage
b.	Minimum Landscaping Requirement in Employment Area Zones	A strip of land no less than nine (9) metres in width shall be provided along a lot line of a provincial highway or an arterial road. 7.5 m abutting an Open Space or Residential Zone	A strip of land no less than three (3) metres in width shall be provided along a lot line of a provincial highway or an arterial road. Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a landscape strip is not required.
c.	Minimum Setback	There is no requirement for a minimum setback to	14 m

	to Ministry of Transportation Ontario Lands (Highway 427 Extension)	Ministry of Transportation Ontario Lands in Zoning By-law 1-88	
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Table 2:

	Zoning By-law 1-88 Standard	EM2 Zone Requirements	Proposed Exceptions to the EM2 Zone Requirements
a.	Definition of a "Front Lot Line"	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Shall be the lot line abutting Street '1' (Block 2)
b.	Definition of "Outside Storage" in an EM2 Zone	Considers the leaving, placing, or parking of trucks, trailers, and tractor trailers accessory to an Employment Use as Outside Storage	The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use shall not be considered Outside Storage
c.	Minimum Landscaping Requirement in Employment Area Zones	A strip of land no less than nine (9) metres in width shall be provided along a lot line of a provincial highway or an arterial road. 7.5 m abutting an Open Space or Residential Zone	A strip of land no less than three (3) metres in width shall be provided along a lot line of a provincial highway or an arterial road. Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a landscape strip is not required.
d.	Minimum Setback to Ministry of Transportation Ontario Lands	There is no requirement for a minimum setback to Ministry of Transportation Ontario Lands in Zoning By-law 1-88	14 m

	(Highway 427 Extension)		
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The Development Planning Department supports the zoning exceptions for the Subject Lands on a site-specific basis as the proposed uses and site-specific exceptions are consistent with the developments in the surrounding area and conform to VOP 2010. Accordingly, the Development Planning Department can support the re-zoning and site-specific exceptions identified in Tables 1, and 2.

A Holding Provision is required for Block 3, with a condition requiring a lot consolidation with the lands to the North as the Block does not meet the minimum lot area and frontage requirements to be developed independently.

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law

As the Applications were received by the City on June 15, 2021, and were deemed complete on July 22, 2021, the transition provisions under Section 1.6 of Zoning By-law 001-2021 apply. Therefore, the Applications are not subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended, as the Applications were processed prior to the OLT issuing its Order on December 28, 2022.

The Development Planning Department has no objection to the Development, subject to the Conditions in Attachment 1

Draft Plan of Subdivision

The Draft Plan shown on Attachment 3 is to create two blocks for employment uses, valley lands and buffer areas, roads, road widenings, and reserves. The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 1 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks.

Other lands owned by Owner

The Owner revised the Applications as a part of a third submission to remove lands east of the proposed Street '2', shown as 'other lands owned by owner not part of these applications' on Attachment 2, which were previously presented at the October 5, 2021, Public Meeting. The Owner is re-evaluating the development potential of this area and will be required to submit new Zoning By-law Amendment and Draft Plan of Subdivision applications for these lands to facilitate their future development.

Sustainability Performance Metrics

The Owner has submitted a Sustainability Performance Metric scoring tool. The Draft Plan achieves the minimum Sustainability Performance Metric ('SPM') application score of a Bronze Level (21-30 points) with 30 points.

Urban Design

The Urban Design division of the Development Planning Department has no objections to the Applications, and has provided the following conditions of approval which are included in Attachment 1a:

- The provision of a detailed tree preservation study, edge management plan, soils report and Urban Design Brief all to the satisfaction of the City.
- The installation of fencing along the limits of the employment blocks abutting the stormwater management ponds, the natural heritage network, open space lands and associated buffer blocks.

Cultural Heritage

Cultural Heritage Staff have reviewed the Applications and determined there are no existing built heritage concerns and the previous single detached dwelling on the Subject Lands was evaluated, documented, and then demolished in 2015.

The Owner has submitted Stages 1 through 4 Archaeological Assessments for the Subject Lands. Stage 3 and 4 Archaeological Assessments were required to mitigate and document a Euro-Canadian farm site located on part of Block 1. In the assessed areas, no other archaeological sites requiring Stage 3 or 4 Archaeological Assessments were required and these portions of the Subject Lands are considered to be free of archaeological concern.

A Stage 2 Archaeological Assessment for the valley land and buffer blocks (Blocks 4, 5 and 6 on Attachment 3) is required to be completed.

Cultural Heritage Staff have provided conditions of approval respecting standard archaeological clauses and the required Stage 2 Assessment for the valley lands, which are included in Attachment 1a.

Should the Applications be approved, Site Development applications are required to permit development

The Owner will be required to submit Site Development applications for the future development of the proposed blocks, should the Applications be approved for the Subject Lands.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department has no objection to the Development, subject to Conditions in Attachment 1a

The PPSP Department advised that as a result of the TRCA not assuming ownership of the valley lands, buffers, and compensation areas (Blocks 4, 5 and 6), these lands will be dedicated to the City. Therefore, the Owner is required to pay a one-time financial contribution for the long-term maintenance of the Natural Heritage Network at a rate of \$5,000/hectare.

The PPSP Department reviewed the Applications and advised that the natural heritage system has been established for the Subject Lands. All natural features/hazard limits and associated Vegetation Protection Zones ('VPZ') have been delineated and the developable areas have been appropriately established to the satisfaction of the TRCA.

The PPSP Department has no objection to the Development and has provided conditions of approval in Attachment 1a.

The Development Engineering Department supports the Development, subject to the Conditions in Attachment 1a

The Development Engineering ('DE') Department has provided the following comments regarding the Development, and related conditions of approval have been included in Attachment 1a:

Transportation Engineering

The proposed employment blocks are located east of Huntington Road, south of future John Lawrie extension being Street '1' on Attachment 3 and west of future Street '2' on Attachment 3. Access for Block 1 will be provided via Huntington Road and access for Block 2 will be provided by either future Street '1' or future Street '2', or both.

Noise Attenuation

The Owner has submitted an Environmental Noise and Vibration Analysis prepared by Jade Acoustics Inc. The report concludes that there are several residential dwellings within the Block 59 Plan; however, at this time they are either unoccupied and planned to be relocated, planned to be redeveloped or have been demolished. Permitted uses according to the current Zoning By-law permits noise sensitive uses such as hotels and motels which should incorporate permanent, inoperable windows in conjunction with central air conditioning as noise mitigation measures. Furthermore, there are no other

noise sensitive land-uses within 500m of the proposed development with exception of the LiUNA Local 183 Training Facility (deemed a noise sensitive commercial use as defined by NPC-300) which is located at 8700 Huntington Road.

Future Site Plan condition(s) and warning clause(s) may be included within any future Site Plan Agreement (SPA) or Letter of Undertaking (LOU), as required by the City.

Environmental Site Assessment (ESA)

The City's Environmental Engineer within Development Engineering (DE) has reviewed the Site Screening Questionnaire and Environmental Certification, Phase One and Phase Two Environmental Site Assessment (ESA) Reports, Letter of Reliance, and Remedial Action Plan (RAP). The ESAs, RAP and the reliance letter submitted are satisfactory.

The City's Environmental Engineer advised that since soil impacts were identified on the subject property that would require remediation, prior to the final approval of the Draft Plan, the Owner shall provide a copy of the acknowledged Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant.

Sanitary Servicing

As per Block 59 MESP, employment blocks on the east side of Rainbow Creek are discharging to a future sanitary sewer network that will be constructed as part of Block 59 West Spine Servicing works and ultimately outlet to the existing Line Drive sanitary sewers by means of sanitary sewers and easements within Block 59 East. As per the Block 59 MESP, Block 1 on the west side of Rainbow Creek is discharging to the existing Huntington Road sanitary sewer via direct service connection to the existing 300mm diameter sanitary stub at the south-west corner of Block 1.

Water Supply

The Subject Lands are located within Pressure District 5 (PD5) of the York Water Supply System; however, they are proposed to be located within a future PD6 water supply network according to the MESP for Block 59. As part of the Spine Servicing works for Block 59 West, internal looping within Block 59 West, new watermains on Huntington, Rutherford and Langstaff as well as a future pressure reducing valve (PRV) at the intersection of Huntington and Langstaff are required to support the Pressure District shift from PD5 to PD6.

The Development is proposed to be serviced via service connections to a future municipal watermain within Street '1', Street '2' and Huntington Road. As a part of the Block 64 South Spine Servicing works – Phase 1, a municipal watermain has been extended from Trade Valley Drive on the east side of Huntington Road to Langstaff Road and across Huntington Road to the north-west corner of Huntington Road & Langstaff Road.

Stormwater Management (SWM)

In accordance with the Block 59 MESP, employment blocks on the east side of Rainbow Creek will ultimately drain to a future municipal storm sewer network within future Street '2' and a future stormwater management pond (SWM Pond W2 on Attachment 4) that will be constructed as part of Block 59 West Spine Servicing works. Block 1 on the west side of Rainbow Creek was planned to drain to a future stormwater management block indicated as SWM Pond W1 as per the MESP (Attachment 4); however, as part of this Draft Plan and the neighbouring employment lands to the south it was determined each employment block can implement stormwater management quality and quantity controls via private underground storage and filtration systems prior to discharging to Rainbow Creek.

Lot Grading

The grading of Block 1 on the west side of Rainbow Creek is generally proposed to slope towards Rainbow Creek and Block 2 on the east side of Rainbow Creek is generally proposed to slope towards the south-east portion and convey flows to future municipal storm sewer network within future Street '2'.

Erosion and Sediment Control

The *Erosion & Sediment Control Guidelines for Urban Construction (December 2006)* guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction, and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the subject site in accordance with this guideline.

The Infrastructure Planning and Corporate Asset Management Department has no objection to the Development, subject to Conditions in Attachment 1a

Block 59 MESP & City's Interim Servicing Strategy (ISS)

The MESP for Block 59 proposes interim and ultimate servicing schemes. In the ultimate servicing scheme, lands west of Rainbow Creek (fronting Huntington Road) are to be serviced by an existing 750mm diameter sewer on Huntington Road. Lands east

of Rainbow Creek will be serviced by a future Regional trunk sewer on Hwy 27 scheduled to be completed in 2028.

Proposed Sanitary Servicing

The Development proposes to utilize a connection to the existing sanitary system on Medallion Boulevard downstream in the interim prior to the completion of the Regional trunk sewer on Hwy 27. Based on the current City sanitary operational model, minor surcharging is identified under existing conditions in several segments downstream of the Medallion Boulevard outlet. A current estimate for improvements to these surcharging segments is approximately \$1.9M, however these segments are situated within valley and open space areas where the risk of potential basement flooding is minimized. As a result, additional flows to the Medallion system may be accommodated in the interim subject to on-going flow monitoring.

The City intends to implement flow monitoring of the Medallion Boulevard sewer system through its Infrastructure System Optimization Program and will require financial securities from the Owner should improvements be required. A condition to this effect is included in Attachment 1a).

The Financial Planning and Development Finance Department advises Development Charges are applicable for the Development

The Financial Planning and Development Finance Department requires the Owner to 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 changes. Clauses for the payment of Development Charges are included as standard conditions in the Subdivision Agreement.

Cash-in-lieu of the dedication of parkland is required

The Real Estate Department has advised that the owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the *Planning Act* and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

The Parks Infrastructure Planning and Development Department has no objection to the Development, subject to the Conditions of Approval

The Parks Infrastructure Planning and Development Department ('PIPD') has reviewed the Trail Feasibility Package submitted for this area and are satisfied with the proposed

trail alignment. The PIPD requires conditions of approval for the design and construction of the portion of the 3-metre-wide asphalt Multi-Use Recreational Trail located on the Subject Lands and conditions to this effect are included in Attachment 1a).

The Parks, Forestry and Horticulture Operations Department has advised a Tree Protection Agreement may be required, and Conditions of Approval are required

The Parks, Forestry and Horticulture Operations Department has reviewed the Applications and advises that the Owner will be required to enter into a Tree Protection Agreement with the Development Planning Department as indicated in the Tree Protection Protocol prior to the registration of the Draft Plan.

A condition of approval is required that the Owner submit a revised Arborist Report to the satisfaction of the Forestry Division. Conditions to this effect are included in Attachment 1a).

The Toronto and Region Conservation Authority ('TRCA') has no objections to the Applications, subject to Conditions of Approval

Portions of the Subject Lands are located within the TRCA's regulated area, and permits from the TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), are required.

The "Natural Areas" designation recognizes a portion of Rainbow Creek that traverses the Subject Lands. The Draft Plan delineates the valley land and creek, and the related vegetation protection zones as natural heritage system and buffer blocks (Blocks 4, 5 and 6) that will be conveyed to the City, and the lands are proposed to be rezoned into the OS1 Zone under By-law 1-88, which prohibits development.

The TRCA has no objections to the Applications, subject to their conditions of approval included in Attachment 1c) to address outstanding technical requirements.

The Ministry of Transportation of Ontario ('MTO') has provided Conditions of Approval for the Development

MTO permits are required for all buildings located within 46 m of the Highway 427 Future Transit property line and a radius of 365 m from the centrepoint of the Highway 427 Future Transitway, prior to any construction being undertaken. MTO has provided conditions of approval to this effect that have been included in Attachment 1d).

TransCanada PipeLines Limited ('TCPL') has provided Conditions of Approval for the Development

TCPL has one (1) high-pressure natural gas pipeline contained within a right-of-way on the part of 8741 Huntington Road that is not subject to the Applications, as shown on Attachment 3. TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations.

TCPL has provided conditions of approval to this effect included in Attachment 1e).

Hydro One Networks Inc. ('HONI') has provided Conditions of Approval to facilitate further review and final approval of the Development

The Subject Lands abut a HONI high voltage transmission corridor ("transmission corridor") to the east as shown on Attachment 3. As such, HONI advises that the transmission corridor lands affected by the Development are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. Ontario Infrastructure & Lands Corporation ("OILC") as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

HONI has provided conditions of approval to this effect that have been included in Attachment 1f).

Bell Canada has no objection to the Development, subject to Conditions of Approval

Bell Canada has no objection to the Development subject to the Owner agreeing to convey, at no cost to Bell Canada, any easements deemed necessary by Bell Canada to service this new development, and that where any conflict arises with existing Bell Canada facilities where a current and valid easement exists within the subject area, that the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. Conditions to this effect have been included in Attachment 1g).

Canada Post has no objection to the Development, subject to Conditions of Approval

Canada Post has determined that the Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Development subject to the conditions in Attachment 1h).

The various utility companies have no object to the Development, subject to conditions

Enbridge Gas and Alectra Utilities have no objection to the Development, subject to the Owner coordinating all aspects of the Development including the availability of services, servicing, connections and installations, and any required easements prior to the commencement of any site works. Conditions to this effect, for the respective utilities, have been included in Attachments 1i) and 1j).

Rogers Communications has no objections to the Development.

Broader Regional Impacts/Considerations

York Region has no objection to the approval of the Applications, subject to the satisfaction of all requirements as set-out in the comments and conditions of approval in Attachment 1b).

Conclusion

The Development Planning Department has reviewed the Applications in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, comments received from City Departments, external public agencies, and the surrounding area context.

The Development Planning Department is satisfied that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP 2010 and YROP 2022, and VOP 2010, and is compatible with the surrounding area context. In consideration of the above, the Development Planning Department supports the approval of the Applications, subject to the Recommendations in this report and the conditions of approval included in Attachment 1.

For more information, please contact: Casandra Krysko, Planner, Development Planning Department, ext. 8003.

Attachments

- 1. Conditions of Draft Plan of Subdivision Approval
- 1b) York Region
- 1c) TRCA
- 1d) MTO
- 1e) TC Energy
- 1f) Hydro One Networks Inc.
- 1g) Bell

- 1h) Canada Post
- 1i) Enbridge
- 1j) Alectra Utilities
- 2. Context and Location Map
- 3. Draft Plan of Subdivision File 19T-21V006 and Proposed Zoning
- 4. Block 59 Plan Land Use Plan

Prepared by

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Chris Cosentino, Senior Planner, ext. 8215.

Mark Antoine, Senior Manager of Development Planning, ext. 8212.

Nancy Tuckett, Director of Development Planning, ext. 8529.

Approved by



Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

ATTACHMENT NO. 1

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-21V006 ('THE PLAN')
ONE-FOOT DEVELOPMENTS INC. ('THE OWNER')
8471 HUNTINGTON ROAD, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('THE CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE PLAN, ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 1a).
2. The Conditions of Approval of York Region set out on Attachment 1b) and dated September 17, 2021.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated February 3, 2023.
4. The Conditions of Approval from the Ministry of Transportation as set out in Attachment No. 1d) and dated October 7, 2021.
5. The Conditions of Approval from TC Energy as set out on Attachments 1e) and dated January 24, 2023.
6. The Conditions of Approval from Hydro One Networks Inc. as set out in Attachment No. 1f) and dated July 13, 2021.
7. The Conditions of Approval from Bell Canada as set out on Attachment 1g) and dated September 22, 2022.
8. The Conditions of Approval from Canada Post as set out in Attachment No. 1h) and dated October 11, 2022.
9. The Conditions of Approval from Enbridge Gas Inc. as set out in Attachment 1i) and dated February 3, 2021.
10. The Conditions of Approval from Alectra Utilities Corporation as set out in Attachment 1j) and dated September 22, 2022.

Clearances

1. The City shall advise that the Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Ministry of Transportation shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. TC Energy shall advise that the Conditions on Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Hydro One Networks Inc. shall advise that the Conditions on Attachment 1f) 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 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise that the Conditions on Attachment 1h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. Enbridge shall advise that the Conditions on Attachment 1i) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. Alectra Utilities Corporation shall advise that the Conditions on Attachment 1j) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 1a)

CITY OF VAUGHAN CONDITIONS:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated March 6, 2023 (the 'Plan') and as red-lined by Development Engineering dated March 8, 2023.
2. If approval of a final plan of subdivision is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-21V006 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. The Owner shall provide the final georeferenced AutoCAD drawings of the Plan, site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.
4. 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*.
5. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law.
6. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Tariff of Fees By-law.
7. 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.
8. 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. In addition:
 - a. 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;
 - b. The Owner shall not remove trees without written approval by the City; and

- c. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018
9. A fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees by-law for Vaughan Planning Applications – Landscape Plan Review:
 - a. This fee will include staff's review and approval of proposed streetscaping/landscaping within the Plan (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; and
 - b. 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 of Vaughan.
10. The Owner shall prepare an urban design brief which must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan Official Plan 2010 Urban Design Policies. The document shall address, but not be limited to, the following issues:
 - a. Landscape master plan; co-ordination of the urban design/streetscape elements including built form and street tree planting;
 - b. The appropriate edge treatments and landscaping along Huntington Road with low-maintenance plant material;
 - c. Edge restoration along the natural heritage network;
 - d. Trail system within the natural heritage network;
 - e. Architectural control design guidelines, including appropriate flankage elevations along Huntington Road; and
 - f. Sustainability design practices/guidelines.
11. The Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
12. The Owner shall prepare a detailed edge management plan study for the perimeter of the natural heritage network. 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 network 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.

- a. The Owner shall provide a report for a 20-metre zone within all staked natural heritage network 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 subdivision.
13. 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 employment blocks that abut the natural heritage network and associated buffer blocks.
 14. The Owner shall convey Natural Heritage Network Block 4, and Buffer Blocks 5 and 6, to the City free of all cost and encumbrances.
 15. The Owner shall convey to the City, free of all costs and encumbrances, Road Widening (Block 7) and any associated 0.3m reserves, including Block 8, necessary to facilitate the Huntington Road Urbanization capital project, to the satisfaction of the City.
 16. The Owner shall convey to the City, free of all costs and encumbrances, Streets "1" and "2" and any associated 0.3m reserves necessary to facilitate the Block 59 West spine roads, to the satisfaction of the City.
 17. The Owner shall agree in the Subdivision Agreement to provide a soils report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
 18. The Owner shall agree in the Subdivision Agreement that should archaeological resources be found on the property during construction activities, all work must cease, and the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 19. The Owner shall agree in the Subdivision Agreement that in the event human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.
 20. Prior to the transfer of Blocks 4, 5 and 6 to the City, which have only undergone a Stage 1 Archaeological Assessment, a Stage 2 Archaeological Assessment (AA) shall be required. The Owner shall ensure:

- a. In accordance with the City of Vaughan's updated draft Terms of Reference for Archaeological Assessments, the retained consultant will engage the Mississaugas of the Credit First Nation (MCFN), the City of Vaughan Treaty and Traditional Rights holders, and the Huron-Wendat Nation (archaeological interest) prior to commencing the Stage 1 AA or in this case, at the earliest opportunity prior to starting the Stage 2 AA. Information regarding consultation with First Nations communities can be found in the living document Engaging Aboriginal Communities in Archaeology, 2010 available on the Ministry of Tourism, Culture and Sport website. Also, refer to the MCFN Standards and Guidelines for Archaeology for more information.
- b. The consultant should include an Indigenous Engagement Summary as part of the report and subsequent reports (where applicable).
- c. The draft report of the Stage 2 shall be sent to the City's Cultural Heritage staff for review and comment, as well as to the Aboriginal Communities that have been engaged.

21. Should any archaeological sites be identified through the Stage 2 AA and require further assessment, the City may consider the following options as set out in Section 6.4 of the City of Vaughan 2010 Official Plan:

- a. To support the recognition, protection and conservation of archaeological sites in Vaughan by designating, where appropriate, archaeological sites under the Ontario Heritage Act;
- b. That known archaeological resources be protected and conserved by:
 - i. retaining aboriginal archaeological sites as greenspaces where deemed appropriate and to the extent possible, to be preserved and protected as designated properties or Cultural heritage landscapes under the Ontario Heritage Act;
 - ii. restricting development on all First Nations village sites where deemed appropriate through consultation with the Ministry of Citizenship and Multiculturalism and excluding such sites from the calculation of developable area of a site;

22. That, where burial sites are encountered during any excavation or other action, the provisions of the Funeral, Burial and Cremation Services Act, and its regulations shall apply:

- a. Where First Nations burials are discovered, consultation shall occur in accordance with the "York Region First Nations Consultation Protocol", with the nearest First Nation and the First Nation with the closest cultural affiliation, if that can be determined; and

- b. Shall ensure adequate archaeological assessments and consultation with appropriate agencies, including the Ministry of Citizenship and Multiculturalism, when an identified and marked or unmarked cemetery is affected by land use development. The provisions under the Ontario Heritage Act and Funeral, Burial and Cremation Services Act shall also apply.
23. The City may restrict development on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved in situ or, where the nearest First Nation and the First Nation with the closest cultural affiliation have been consulted in accordance with the "York Region First Nations Consultation Protocol" and are in agreement with the means of conservation, through removal and documentation.
24. Where significant archaeological resources are preserved in situ:
 - a. the area subject to in situ conservation shall be excluded from the calculation of the developable area of the site; and
 - b. the area subject to in situ conservation may be included, at the discretion of the City, in required open space land dedications.
25. An updated Block 59 Plan, depicting the relocation of the Stormwater Management Pond W2 to the southeast side of Street 'G' and redesignation of those lands as General Employment, shall be provided to the satisfaction of the Policy Planning and Special Programs Department.
26. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Municipality of York.
27. 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.
28. 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.
29. 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.
30. The Owner shall grant easements to the appropriate authority(ies) as may be required for utility, drainage or construction purposes, free of all charges and encumbrances.

31. 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, if required, 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.
32. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:
 - a. A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - i. 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;
 - ii. the location and description of all outlets and other facilities;
 - iii. storm water management techniques which may be required to control minor or major flows; and
 - iv. 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.

33. 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 proposed development.
34. 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.
35. 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.
36. 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.
37. 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.

38. 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.
39. 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 employment units is a requirement of this subdivision agreement. A drawing depicting conceptual location for boulevard trees is included in Schedule "B" of the Block 59 Spine Servicing 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 boulevard trees without further notice"
- 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 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 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 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."

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.

- 40. 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.
- 41. The Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
- 42. The Owner shall provide the City with a letter from the Trustee for Block 59 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Landowners Cost Sharing Agreement.

The City acknowledges that the Owner has entered into a Developers' Group Agreement with the other participating landowners within Block 59 West to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of

parks, cash-in-lieu of parkland, roads and municipal services within Block 59 West. The Developers' Group Agreement shall also include a provision for additional landowners to participate with the Developers' Group Agreement when they wish to develop their lands. Prior to the issuance of the Building Permit, the owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of calculation of the cash-in-lieu payment.

43. The Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City.

The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.

44. The Owner shall provide confirmation satisfactory to the City that arrangements have been made with a suitable telecommunication provider to provide its services underground at the approved locations and to the satisfaction of the City. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench, provided the service provider has executed a municipal access agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant to permit connections to individual employment blocks within the Plan when each employment block is constructed.
45. 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 and each phase thereof.
46. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study 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.
47. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its

intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City;

- b. Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan;
 - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City; and
 - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
48. The Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
49. 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 proposed development.
50. The Owner shall agree in the subdivision agreement and future site plan agreement(s) to assume ownership, operation and maintenance obligations of all stormwater facilities and infrastructure within Employment Block 1 required to service Employment Block 1 as per approved Draft Plan and obtain any private servicing/access easements from the City required to facilitate the above noted stormwater facilities and infrastructure, all to the satisfaction of the City.
51. The Owner shall agree in the subdivision agreement to provide the City with a Letter of Credit (LC) in the amount of \$195,300.00 to secure for the Owners proportionate share of costs related to any necessary sanitary sewer capacity improvements to the Medallion temporary outlet as may be identified by the City's on-going flow monitoring program.
52. The Owner shall agree in the subdivision agreement to implement Traffic Demand Management (TDM) measures as per recommendations in the approved Traffic Impact Study to the satisfaction of the Development Engineering Department.

53. The Owner shall agree in the subdivision agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
- a. A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i. Bacteriological Analysis – total coliform and E-coli counts
 - ii. Chemical Analysis – Nitrate Test
 - iii. Water level measurement below existing grade
 - b. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results;
 - c. Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes;
 - d. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval; and
 - e. If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, the Owner shall provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
54. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
55. 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.
56. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- a. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City;
 - b. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required;
 - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s); and
 - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
57. Prior to the initiation of the grading or stripping of topsoil and final approval of the Plan, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the open space and/or buffer blocks.
58. 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.
59. The Owner shall provide a revised Arborist Report to the satisfaction of the City's Forestry Division.

60. The Owner shall design and agree in the subdivision agreement to construct a 3-metre-wide asphalt Multi-Use Recreational Trail and associated infrastructure starting at Langstaff Road north to John Lawry Street. This will require constructing within publicly owned buffer blocks within of the 8811 Huntington Road and 6560 Langstaff Road applications and the subject lands 8741 Huntington Road in accordance with the approved Trail Feasibility Report, to the satisfaction of the Parks Infrastructure Planning and Development. The Owner shall agree that all trails in the subject lands are designed in accordance with the City's Multi-Use Recreational Trail standards, AODA standards and the York Region Forest Trail Guidelines. A cost estimate of the total value of trail works including all external works to be completed by the landscape architectural consultant shall be required to the satisfaction of Parks Infrastructure Planning & Development. Incurred trail asset costs excluding open space buffer, base grading, edge management, and restoration, will be eligible for reimbursement through Development Charge Reserve funding.
61. The Owner shall design and agree in the subdivision agreement to construct a 3-metre-wide asphalt Multi-Use Recreational Trail and associated infrastructure on their development site in accordance with the Community Multiuse Recreational Pathway (Trails) general requirements:
- a. the Owner shall construct a multiuse recreational trail to City standards, guidelines and to the satisfaction of the City;
 - b. All multiuse recreational pathways connection segments shall be asphalt and a minimum 3.0m in width with an additional 1.0m mow strip on both sides, flared and with appropriate line markings to City Standards;
 - c. The open space pathway shall not exceed a 5% grade. The trails shall be site verified by the Parks Infrastructure Planning and Department prior to construction. The open space trail shall not require asphalt paving except for the portions of the open space trail that connect to a residential subdivision and those portions of the trail that exceed a 5% grade as per City Standards;
 - d. Appropriate signage and wayfinding shall be provided include trail head signage at entrance point, trail wayfinding, information, warnings, and maintenance notices. City shall review graphics and content;
 - e. All pathways crossing over a culvert shall flare out 2.0 m on either side of the pathway as per City Standards;
 - f. Suitable light levels shall be achieved along the multi-use recreational pathway. If suitable light level cannot be achieved form street lighting, pedestrian lighting shall be required along the multi-use pathway to the satisfaction of the City;

- g. The multi-use recreational pathways shall be site verified by the Parks Infrastructure Planning and Development Department prior to construction; and
 - h. The multi-use recreational pathways shall meet the Accessibility Design Guidelines for York Regional Forest Trails.
62. The Owner shall agree in the subdivision agreement that upon execution of the agreement, the Owner shall convey an easement along the length of the proposed trail alignment within Block 6 (Buffer), in favour of the City of Vaughan for the purposes of public access and the construction and maintenance of a future public trail/walkway (the "Public Trail/Walkway") over the portion of the easement lands and is to be registered on title for these lands without disturbance in perpetuity.
63. The Owner shall agree in the subdivision agreement to construct the 3-metre-wide asphalt Multi-Use Recreational Trail to City standards and requirements. A letter of credit in favour of the City for the full cost of the development of this trail connection within the development site, will be required. The letter of credit will be drawn upon should be it be required by the City to develop the proposed trail. The letter of credit will be released upon completion of the trail and placement of requisite easements on the trail location, to the satisfaction of the City.
64. The Owner shall agree in the Subdivision Agreement to pay to the City a one-time financial contribution based on a per hectare rate of \$5,000.00/hectare for the long-term maintenance of the valley lands identified as Block 4, and buffer lands (vegetative protection zone) identified as Blocks 5 and 6 on the Plan. The contribution amount is required for the long-term maintenance of these blocks including, but not limited to, turf maintenance, litter and illegal dumping clean-up, general trail maintenance and restoration.
65. The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations resulting from studies or submissions required as a condition of draft approval.
66. The Deputy City Manager of Planning and Growth Management be delegated the authority to approve any minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed Engineering design.
67. The Owner shall provide confirmation that the lands currently owned by Anatolia Block 59 Developments Limited and that form a part of Block 2, have been transferred to the Owner.

ATTACHMENT 1b) - YORK REGION

SUBP.21.V.0017 (19T-21V006) & ZBA.21.V.0079 (Z.21.025)
(One-Foot Developments Inc.)

Page 3 of 3

Schedule of Clauses/Conditions
SUBP.21.V.0017 (19T-21V006)
Part of Lot 12, Concession 9
(One-Foot Developments Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-3205, dated April 20, 2021

Clauses 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. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.

Conditions to be Satisfied Prior to Final Approval

3. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
4. The Owner shall provide an electronic set of 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.
5. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
6. The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, 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.
7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.

Appendix 'B' – TRCA's Draft Plan Conditions and Comments

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Draft Plan of Subdivision 19T-21V006, Part of the West Half of Lot 11 and Part of Lot 12, Concession 9, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated December 21, 2022, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the City of Vaughan and TRCA.

Prior to Works Commencing

3. 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:
 - o Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - o 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.
4. That prior to any development or site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a Functional Servicing Report (FSR) and detailed engineering reports (e.g., Stormwater Management, Site Level Water Balance) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, quality, water balance and erosion control.

- 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 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 heritage system, both aquatic and terrestrial.
- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.
- v. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the natural system, and maximization of potential infiltration, to the satisfaction of the TRCA.
- vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
- vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, overall site water balance, pre-development water budget to satisfy the CTC Source Protection Plan criteria, and feature-based water balance to the satisfaction of the TRCA.
- viii. A subsurface investigation (including assessment of groundwater levels) for the final design of underground parking structures/foundations, site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated
- 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 measures, and any permitting requirements.
- x. Grading plans for the subject lands.

- xi. Cross-sections and details where grading and filling is proposed in or adjacent to the Buffer (Block 5 - 6) and Natural Heritage Network (Block 4) including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and compensation to the satisfaction of TRCA.
- xii. 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.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

5. 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 to the satisfaction of TRCA.
6. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive landscape planting plans, to the satisfaction of TRCA, for the Buffer (Block 5 - 6) and Natural Heritage Network (Block 4). The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
7. 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 Buffer (Block 5 - 6) and Natural Heritage Network (Block 4) 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.
8. The implementing zoning by-law shall recognize the Buffer (Block 5 - 6) and Natural Heritage Network (Block 4) in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
9. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
10. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
11. Prior to the registration of this plan or any phase thereof, the Owner shall obtain all necessary permits from TRCA pursuant to the *Development, Interference with*

Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.

12. That prior to assumption, the Buffer (Block 5 - 6) and Natural Heritage Network (Block 4) be dedicated to public ownership (City of Vaughan), free of all charges and encumbrances, to the satisfaction of TRCA.

Subdivision Agreement

13. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:

- 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.
- 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 blocks that abut the Buffer (Block 5 - 6) and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA.
- vi. To prohibit grading works within the Buffer (Block 5 - 6) and Natural Heritage Network (Block 4) unless approved by TRCA; and
- vii. To prohibit retaining walls in, or adjacent to, the Buffer (Block 5 - 6) and Natural Heritage Network (Block 4) unless approved by TRCA.

Fees

14. That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the required draft plan of subdivision planning review fees, clearances fees and permit fees (topsoil stripping, grading, servicing, etc.) to TRCA.

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

Margaret Mikolajczak, C.E.T.
Senior Project Manager
Ministry of Transportation
Corridor Management Section
159 Sir William Hearst Avenue, 7th Floor
Downsview, Ontario M3M 0B7

Phone: 416-235-4269
Fax: 416-265-4267
Cell# 437-833-9462



Authorized commenting Agency for



KITCHENER
WOODBRIDGE
LONDON
BARRIE
BURLINGTON

January 24, 2023

Casandra Krysko, BURPL, MCIP, RPP
Planner

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

Via email: Casandra.krysko@vaughan.ca

Dear Casandra Krysko:

**RE: Draft Plan of Subdivision & Zoning By-law Amendment, Second Submission
8741 Huntington Road, City of Vaughan**

One-Foot Development Inc. c/o DG Group
City File: 19T-21V006 & Z.21.025
Our File: PAR 44298

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada Pipelines Limited (TCPL). This letter is in response to a notification and request for comments for the above-noted application of a subdivision on the lands identified as 8741 Huntington Road in the City of Vaughan (the "Subject Lands"). TCPL has one (1) high-pressure natural gas pipeline contained within a right-of-way ("easement") within the land identified as "other lands owned by the applicant".

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

It is our understanding that the Applicant has removed the lands east of Street "2" from the Draft Plan of Subdivision application, containing TCPL's right-of-way. As such, many of the comments and conditions included in our response letters dated July 29, 2021 and September 26, 2022 no longer apply to the proposed development. Therefore, we provide the following revised comments and requested conditions to be included as conditions of draft approval and in the subdivision agreement.

1. Written consent must be obtained from TCPL prior to undertaking the following activities:

- Constructing or installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
 - Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
 - Using any explosives within 300 metres of TCPL's right-of-way; and
 - Use of TCPL's Prescribed Area for storage purposes.
2. During construction in proximity to the right-of-way (Block 2, Street 2), temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
 3. Permanent fencing may be required along the limits of TCPL's right-of-way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
 4. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
 5. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
 6. Facilities shall be constructed to ensure that drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's right-of-way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catchbasins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of TCPL's right-of-way.
 7. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
 8. Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.
 9. Mechanical excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.

10. In no event shall TCPL be held liable to the Owner respecting any loss of or damage to the Owner's Facility which the Owner may suffer or incur as a result of the operations of TCPL. The Owner shall be responsible for all costs involved in replacing the Owner's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's Facility on the TCPL right-of-way.
11. TCPL's prior approval must be obtained for the Site Plans for the permanent structures to be erected on lots and/or Blocks which are encumbered by, or are adjacent to TCPL's right-of-way (Block 2).
12. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
13. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Thank you for the opportunity to provide comments. Kindly forward a copy of the draft conditions for review prior to any decision to the undersigned by mail or by email to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com



Courier:
185 Clegg Road
Markham, Ontario L6G 1B7

VIA E-MAIL ONLY TO Christopher.Cosentino@vaughan.ca

July 13, 2021

Christopher Cosentino
Planner
City of Vaughan

Attention: Christopher Cosentino

Dear Christopher Cosentino:

**Re: Draft Plan of Subdivision, Michael Pozzebon, One-Foot Developments Inc. c/o DG Group
8741 Huntington Road
City of Vaughan
File: 19T-21V006**

Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject land is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen In Right of Ontario, as represented by The Minister of Infrastructure ("MOI"). Ontario Infrastructure & Lands Corporation ("OILC") as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

The comments detailed herein do not constitute an endorsement of any element of the subdivision design or road layout, nor do they grant permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Ms. Maria Agnew, Real Estate Services Supervisor** at **416-464-2045** in order to ensure all of HONI's technical requirements are met to its satisfaction, and acquire any applicable agreements.

The following should be included as **Conditions of Draft Approval**:

1. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be

submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.

2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
3. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
4. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
5. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through the Provincial Secondary Land Use Program (PSLUP). HONI, as OILC's service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval.

Should approval for a road crossing be granted, the developer shall then make arrangements satisfactory to OILC and HONI for the dedication and transfer of the proposed road allowance directly to the City of Vaughan.

Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

In addition, HONI requires the following be conveyed to the developer as a precaution:

6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at dennis.derango@hydroone.com or at 905-946-6237.

Yours truly,

A handwritten signature in black ink that reads "Dennis De Rango". The signature is written in a cursive style with a large, sweeping flourish at the end.

Dennis De Rango
Specialized Services Team Lead, Real Estate
Hydro One Networks Inc.

September 22, 2022

2022-09-22

Re: Draft Plan of Subdivision (19T-21V006) and ZBLA (Z.21.025); 8741 Huntington Rd., Vaughan; Your File No. Z.21.025,19T-21V006

To Whom this May Concern,

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

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development. v

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

ATTACHMENT 1h) - CANADA POST

DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7

CANADAPOST.CA

October 11, 2022

City of Vaughan – Planning Department

To: Christopher Cosentino, Senior Planner, Development Planning

Reference: File: **19T-21V006 & Z.21.025** Related file: **N/A**
8741 Huntington Road, Part of Lot 12, Concession 9
Ward 2

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

Canada Post has reviewed the proposal of one (1) Prestige Employment Block, three (3) General Employment Blocks, three (3) blocks dedicated for roads and Natural Area for the above noted Development Application amendment and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

ATTACHMENT 1i) - ENBRIDGE



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

February 3, 2021

Christopher Cosentino
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Christopher,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Michael Pozzebon, One-Foot Developments Inc.
8741 Huntington Road
City of Vaughan
File No.: 19T-21V006

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, 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 phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in blue ink that reads 'Casey O'Neil'.

Casey O'Neil
Sr Analyst Municipal Planning
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5180
500 Consumers Rd. North York, Ontario, M2J 1P8
enbridge.com
Safety. Integrity. Respect.

Dated September 22nd, 2022



Revised: May 11, 2020

COMMENTS:

- We have reviewed the Proposal and have no comments or objections to its approval.
- We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.
- We have reviewed the proposal and have the following concerns (attached below)
- We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

Alectra Utilities has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

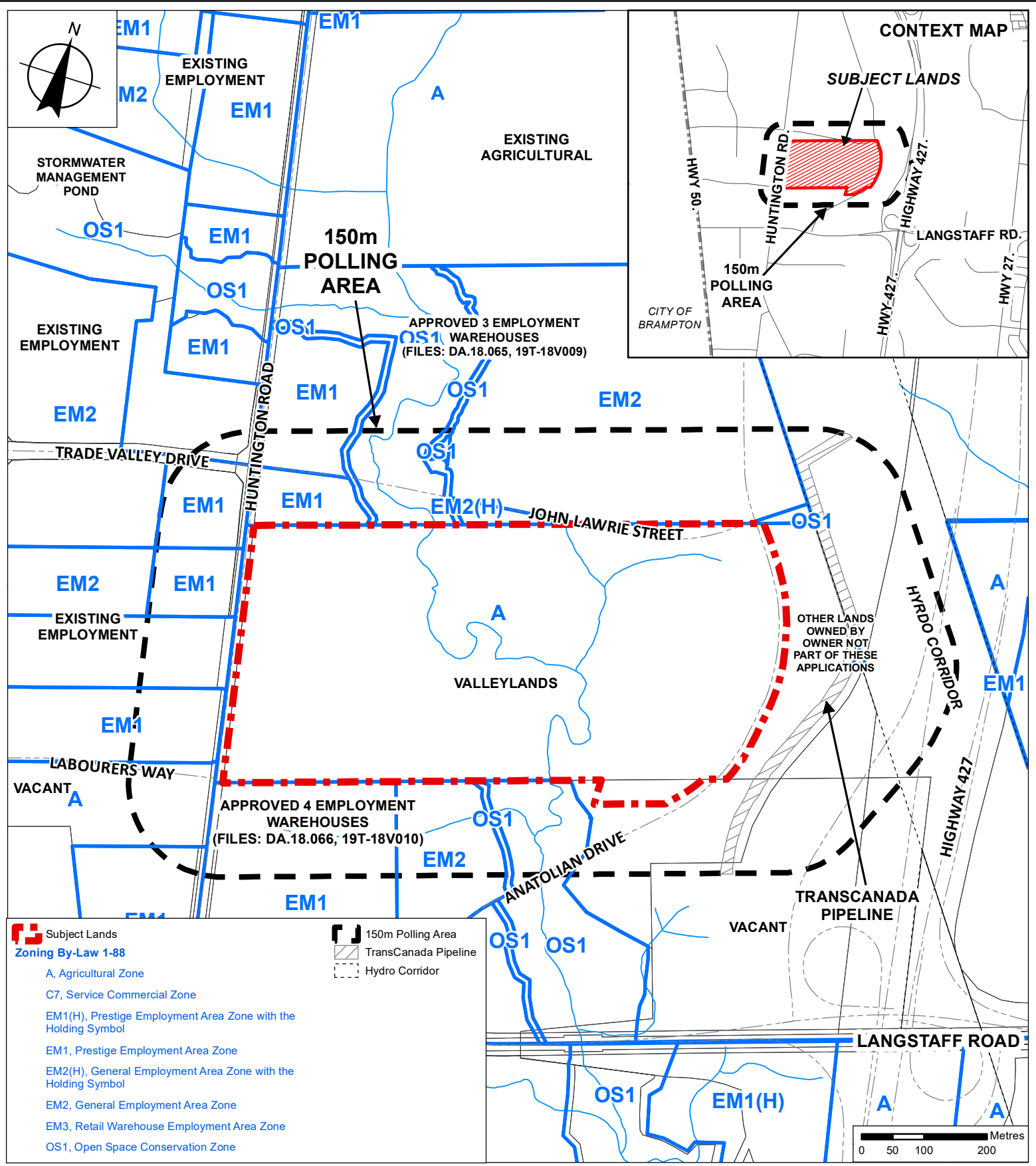
Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alectrautilities.com

Subdivision Application Information Form is available by emailing Mitchell.Penner@alectrautilities.com



Context and Location Map

LOCATION: Part of Lot 12, Concession 9;
 8741 Huntington Road

APPLICANT:
 One-Foot Developments Inc. c/o DG Group

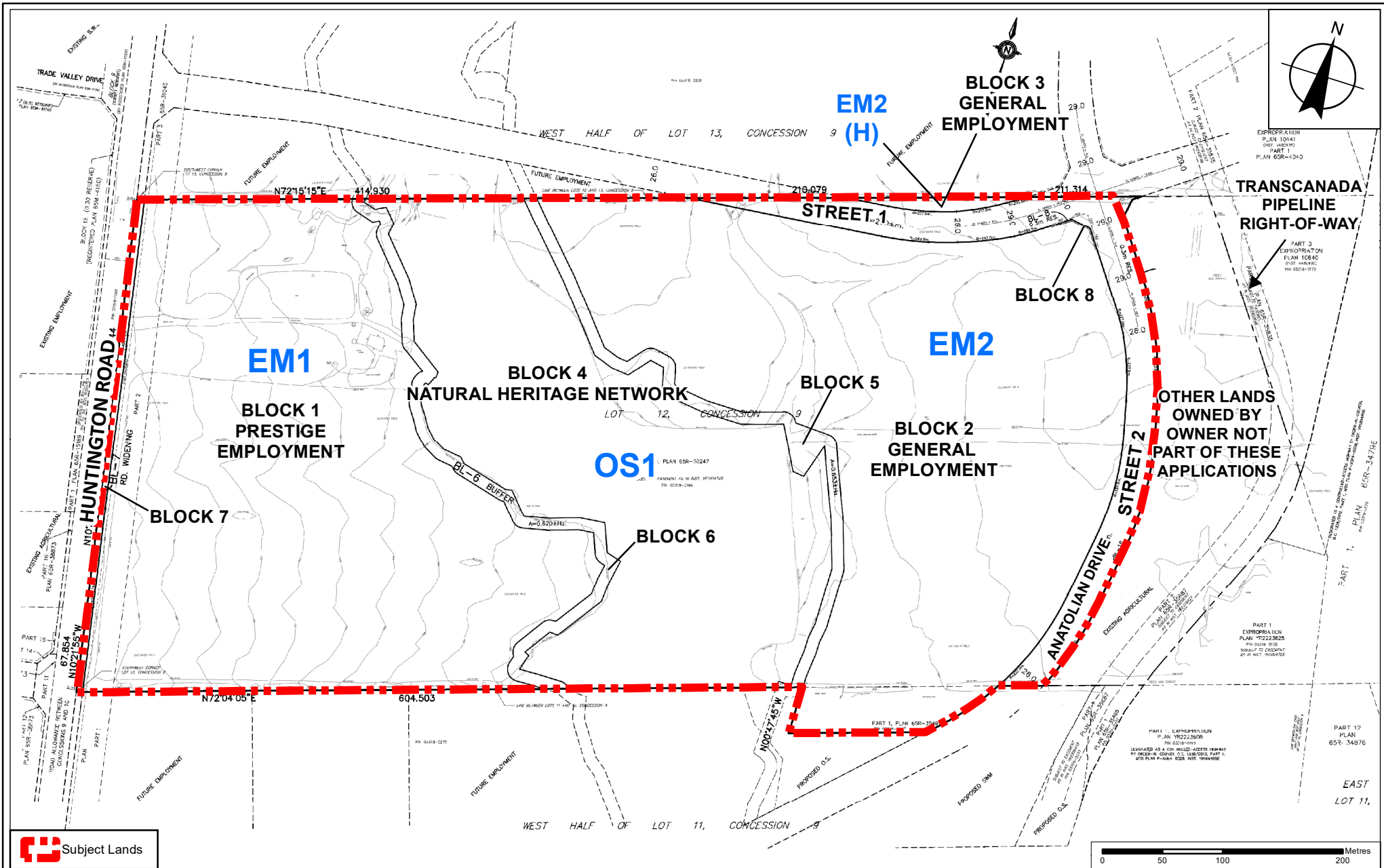


Attachment

FILES: Z.21.025 and
 19T-21V006

DATE:
 April 04, 2023

2



 Subject Lands

Draft Plan of Subdivision File 19T-21V006 and Proposed Zoning

LOCATION: Part of Lot 12, Concession 9;
8741 Huntington Road

APPLICANT:
One-Foot Developments Inc. c/o DG Group



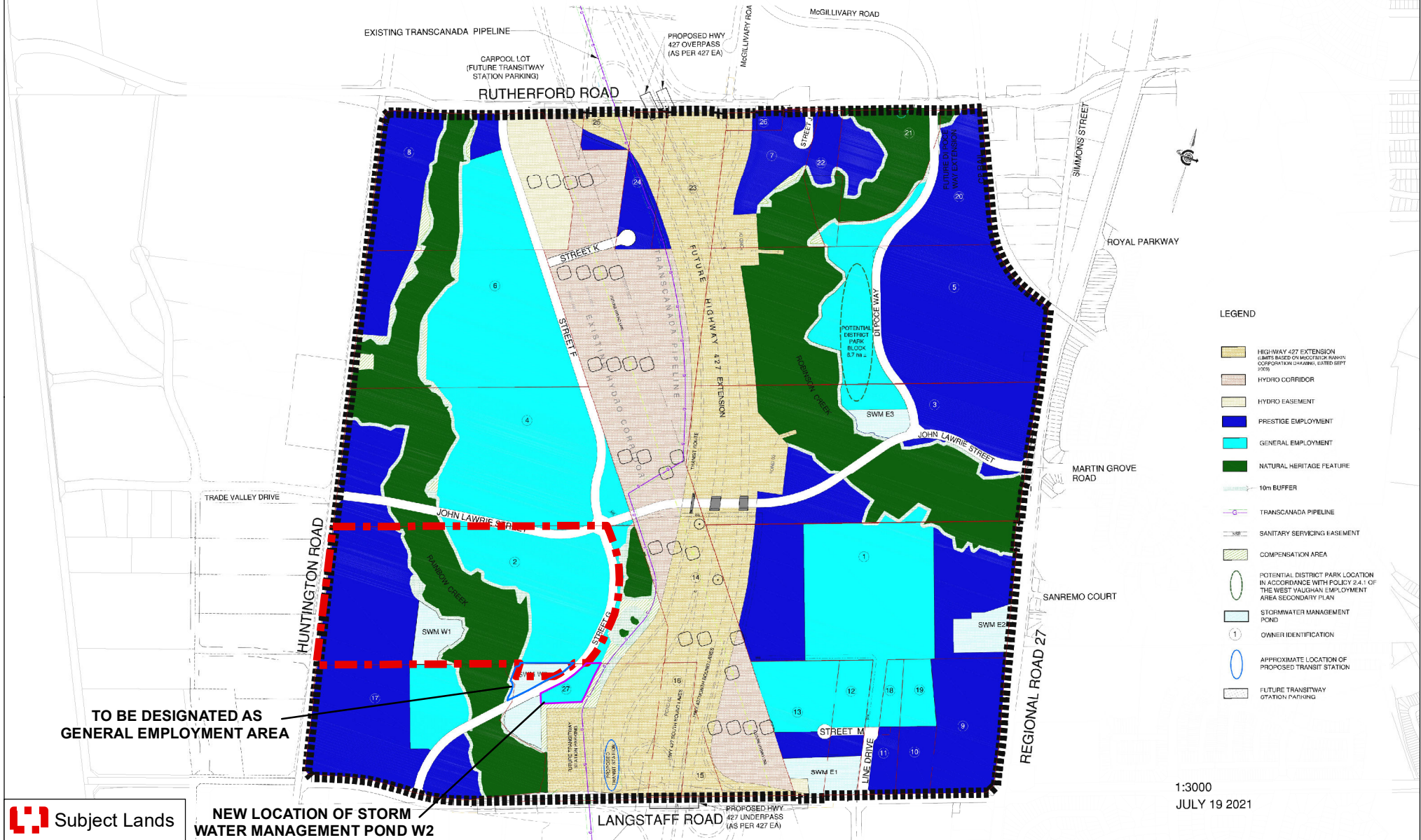
Attachment

FILES: Z.21.025 and
19T-21V006

DATE:
April 04, 2023

3

BLOCK 59 LAND USE PLAN



Block 59 Plan Land Use Plan

LOCATION:
Part of Lot 12, Concession 9;
8741 Huntington Road

APPLICANT:
One-Foot Developments Inc. c/o DG Group



Attachment

FILES: Z.21.025 and
19T-21V006

DATE:
April 04, 2023

4