



Corporate Services
Community Planning and Development Services

March 8, 2023

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

Dear Mr. Simbana:

**Re: 4th Submission Site Plan Comments
Dulcina Investments Inc.
8960 Jane Street
City of Vaughan
City File No.: DA.20.060
Region File No.: SP.20.V.0270**

York Region has reviewed Plans and Reports submitted as part of the 4th Submission dated February 24, 2023 and has no objection to the development proposal, **in principle**.

Please note this letter is not a Site Plan Approval. To obtain Site Plan Approval the Owner must satisfy the requirements outlined in **Section A**.

The City of Vaughan should not issue any building permits (conditional or full) until the Region has issued appropriate Engineering Approval/s. A conditional permit does not authorize the Developer to undertake any development related works.

A: REQUIREMENTS FOR SITE PLAN APPROVAL

Submission Requirements

1. The Owner shall submit to the Region the following plans and reports not yet submitted with previous submissions:
 - a) Written confirmation from City that the proposed development has allocation

Financial Requirements

2. This application is subject to the Region's development review fees identified in Bylaw No. 2010-15. The fee for site plan application review is **\$3,300.00** minimum or 7% of the

estimated cost of works on the existing or proposed Regional right-of-way, whichever is greater.

The Region acknowledges receipt of the \$3,300.00 Review Fee

Source Water Protection

3. Please note the property is located within the WHPA-Q (Recharge Management Area). As such the CTC Source Protection Plan water quantity recharge policy will apply. The Owner must make best effort to maintain predevelopment recharge at the site using best management practices. The contact person for this requirement is Quentin Hanchard at TRCA. The approving body for compliance with the policy will be the local municipality.
4. For reference, the Oak Ridges Moraine (YPDT-CAMC) Groundwater Management Tool: <https://oakridgeswater.ca/> can be accessed for geological data in support of geotechnical and hydrogeological analysis

Dewatering

5. Permanent dewatering discharge to a sanitary sewer will not be permitted.
6. If temporary dewatering discharge is proposed to a Regional storm sewer or any sanitary sewer the Owner will be required to obtain a dewatering discharge permit from the Region's Environmental Service Department prior to the commencement of dewatering. A dewatering permit application is available on line at www.york.ca/seweruse or by contacting 905-830-4444 extension 75097.

Servicing Allocation

7. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this site plan.
 - b) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

Construction Site Management

8. ***Prior to construction*** the Owner shall notify the Community Planning and Development Services Branch **48 hours in advance of any work commencing** on the site or the Regional right-of-way and shall provide, in writing, 24 hour emergency telephone numbers for the Owner and any contractors and consulting engineers retained by the Owner.

Any notice to be delivered to the Region shall be delivered to the following address:

Office of the Commissioner of Transportation
The Regional Municipality of York
17250 Yonge Street, Box 147
Newmarket, ON, L3Y 6Z1

Attention: ***Ivan Gonzalez***
Development Construction Co-ordinator

If you have any questions, regarding this application, please contact me at ext. 75755 or Kiriolis Istafanous, Development Engineering Technologist at extension 74952.

Sincerely,

A handwritten signature in black ink, appearing to read 'Calvin J. Mollett', with a stylized flourish at the end.

Calvin J. Mollett, P.Eng.
Program Manager, Development Engineering

CM/KI

Copy to: Joe Di Giuseppe, Dulcina Investments Inc., (e-mail: joed@greenpark.com)
Ivan Gonzalez, Development Engineering, York Region (e-mail)