

ATTACHMENT NO. 4

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V003 (THE 'PLAN')
KING HOME CONSTRUCTION INC. (THE 'OWNER')
158 AND 166 WALLACE STREET
PART OF LOT 6, CONCESSION 7 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-22V003 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 in Attachment No. 4a).
2. The Conditions of Approval of York Region as set out in Attachment No. 4b) and dated March 10, 2023.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 4c) and dated May 18, 2023.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment No. 4d) and dated July 8, 2022.
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 4e) and dated July 14, 2022.
6. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment No. 4f) and dated July 18, 2022.
7. The Conditions of Approval of Canada Post as set out in Attachment No. 4g) and dated July 7, 2022.
8. The Conditions of Approval of the CP Railway as set out in Attachment No. 4h) and dated February 22, 2023.

Clearances

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

ATTACHMENT No. 4a)

CITY OF VAUGHAN CONDITIONS:

Development Planning Department conditions:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Weston Consulting, dated September 15, 2023 (the 'Plan') relating to City File No. 19T-22V003.
2. If approval of the Plan is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-22V003 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. 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*.
4. 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.
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 Fees and Charges By-law.
6. The Owner shall pay any and all outstanding street numbering fees in accordance with the in-effect Fees and Charges By-law.
7. The Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City's Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
8. Prior to the execution of the Subdivision Agreement, the Owner will be required to enter into a Tree Protection Agreement with the City.
9. The Owner shall submit a Landscape Plan, Landscape Details, and Landscape Cost

Estimate for review and approval to the satisfaction of the City. The following items will be required to be addressed in the final plans:

- a. Clearly annotate the top of bank and the required setbacks as determined by the Toronto and Region Conservation Authority;
- b. Additional large tree planting should be provided along the front and sides of the Lands as replacement for trees to be removed;
- c. Address conflicts between tree or other plantings and the location of proposed swales;
- d. Enhance private landscaping to provide a continuation between the development of the lands and the valley lands; and
- e. Landscape details are required to be in accordance with City' standards.

10. The Owner shall submit a Pedestrian and Bike Circulation Plan for review and approval to the satisfaction of the City.

11. The Owner agrees that should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (or its successor), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City.

If 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, the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) and the City's Development Planning Department, Urban Design and Cultural Heritage Division.

Policy Planning and Special Programs Department condition:

12. The Owner shall agree in the Subdivision Agreement that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act*, 2007, S.O.2007. The Owner is required to comply with Ministry of Environment, Conservation and Parks regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan Agreement, they must comply with the provisions of the Act.

Development Engineering Department conditions:

13. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City

may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.

14. 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.
15. The Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, or construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
16. Prior to the execution of the Subdivision Agreement, an updated geotechnical report and slope stability assessment prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
17. The Owner shall agree in the Subdivision Agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.
18. Prior to the initiation of grading, and prior to the registration of the Plan 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 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 and major flows; and
 - iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
19. The Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management,

Traffic Impact Study, Hydrogeological Study and Noise Study.

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.

20. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
21. The Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
22. 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.
23. 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.
24. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a. "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.
 - b. "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 driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88 and By-law 001-2021."
 - e. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided

- by the Owner in its Sales Office.”
- f. “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.”
 - g. “Purchasers and/or tenants are advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”
 - h. “Purchasers and/or tenants are advised that Canadian Pacific Railway or its affiliated railway companies has or have a railway right-of-way within 300 m from this dwelling unit. There may be alterations to or expansions of the railway facilities of such right- of-way in the future, including the possibility that Canadian Pacific Railway or its affiliated railway companies as aforesaid, or their assigns or successors may expand their business operations. Such expansion may affect the living and business environment of the residents, tenants and their visitors, employees, customers and patients in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating features in the design of the development. Canadian Pacific Railway, its affiliated railway companies and their successors and assigns will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.”
 - i. “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.
 - j. “Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the Owner to maintain the infiltration trench or soak- away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”
 - k. “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.”
 - l. “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.

- m. "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has contributed towards recycling containers for each unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

25. The Owner shall agree in the Subdivision Agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that are necessary to service the Plan to the satisfaction of the City.
26. Prior to the execution of the Subdivision Agreement, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the Lands, as the current design does not conform to the City's Standard. This report shall describe the proposed drainage system to develop the subject lands to conform to the City's Standards. This condition is to be read in conjunction with related City draft plan conditions and comments related to the stormwater management design.
27. 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.
28. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit detailed engineering design plans for the Lands to the satisfaction of the City and Region.
29. Prior to the execution of the Subdivision Agreement, the Owner must submit an updated Noise Impact Study for the Lands, to the satisfaction of the City detailing the noise impacts of the Lands and surrounding area upon implementation of the proposed Draft Plan. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment Guidelines. The Owner shall agree in the

Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.

30. Prior to registration, the Owner shall obtain confirmation from the City and Region of York that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
31. 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.
32. The Owner shall agree in the Subdivision Agreement to front-end finance and construct or contribute to related required water distribution system and wastewater servicing infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA, specifically the Woodbridge Centre Secondary Plan Area Functional Servicing Strategy Report, to the satisfaction of the City.
33. The Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

Infrastructure Planning and Corporate Asset Management condition:

34. Prior to the execution of the Subdivision Agreement, the Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA as appropriate and to the satisfaction of the City.

Waste Management Division of Environmental Services condition:

35. Prior to the execution of the Subdivision Agreement, the Owner shall submit the Waste Collection Design Standard for review and approval, all to the satisfaction of the City.

Forestry Division of Parks, Forestry and Horticulture Operations condition:

36. The Owner is required to replace 23 trees, in accordance with the City's Forestry Replacement Tree Requirements under By-law 052-2018, as amended. In instances where more replacement trees are required than can reasonably be accommodated on the Lands, a cash-in-lieu payment will be required in accordance with the applicable Fees and Charges By-law at the time.

Real Estate Department condition:

37. Prior to the issuance of a Building Permit, the Owner shall dedicate land and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.



March 10, 2023

Casandra Krysko, BURPI MCIP RPP
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Dear Casandra Krysko,

**RE: Draft Plan of Subdivision SUBP.22.V.0023 (19T-22V003)
158 & 166 Wallace Street
Part of Lot 6, Concession 7
(King Home Construction Inc.)
City of Vaughan**

Further to the Region's comment letter dated March 7, 2023 on the related Official Plan Amendment (OPA) application LOPA.17.V.0035 (OP.17.006), this letter provides conditions of approval for the draft plan of subdivision prepared by Weston Consulting., File No. 7550, dated February 10, 2023.

The site is located on the west side of Wallace Street, north of Highway 7, and is municipally known as 158 & 166 Wallace Street, in the City of Vaughan. The application proposes to facilitate the development of 8 townhouse units, within a 0.29 ha site.

York Region Transit

The applicant is advised that existing YRT transit services operate on Highway 7 and Islington Avenue and is strongly encouraged to coordinate with the City of Vaughan to provide sidewalk facilities connecting from Wallace Street to Highway 7. The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.

Summary

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

Should you have any questions regarding the above, please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,



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

JW/

Attachment (1): Schedule of Clauses/Conditions for the Draft Plan of Subdivision

YORK-#15030294-v1-SUBP_22_V_0023_(19T-22V003)_-_YR_Condition_Letter

**Schedule of Clauses/Conditions
SUBP.22.V.0023 (19T-22V003)
158 & 166 Wallace Street
Part of Lot 6, Concession 7
(King Home Construction Inc.)
City of Vaughan**

Re: Weston Consulting., File No. 7550, dated February 10, 2023

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.
3. The Owner shall agree that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
4. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
5. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
6. The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
7. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:

- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
 - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
8. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

9. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:
- 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 draft plan, or any phase thereof, and
 - 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.
10. The Owner shall obtain a No Objection Certificate (NOC) from the relevant Rail Authorities (Canadian Pacific Railway) and provide a copy to the Region's Transportation Planning staff.
11. Prior to final approval and/or issuance of conditional building permits from the local municipality, a dewatering management plan must be submitted for review. If temporary/permanent dewatering discharge is proposed to the Regional or local infrastructure, then a dewatering discharge permit is required from the Region's Environmental Service Department. A temporary/permanent dewatering permit application is available online at www.york.ca/seweruse; or by contacting 905-830 4444 x 5097.

12. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
13. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
14. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

15. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a) A widening across the full frontage of the site where it abuts highway 7 of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of Highway 7.
16. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
17. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
18. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; 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. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
19. The Regional Corporate Services Department shall advise that Conditions 1 to 18 inclusive, have been satisfied.

May 18, 2023, with redlines on January 31, 2024

CFN 56991.06

SENT BY E-MAIL (casandra.krysko@vaughan.ca)

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

Dear Casandra Krysko:

**Re: Draft Plan of Subdivision 19T-22V003
Official Plan Amendment Application OP.17.006
Zoning By-Law Amendment Application Z.17.015
Part Lot 6, Concession 7
158 & 166 Wallace Street
City of Vaughan
King Home Construction Inc. (Agent: Weston Consulting Group Inc.)**

Further to TRCA's previous letter dated August 3, 2022, this letter acknowledges receipt of a 4th circulation for the above noted official plan and zoning by-law amendment applications and a 2nd submission of the draft plan of subdivision application. A digital copy of the circulation was received by the Toronto and Region Conservation Authority (TRCA) on February 14, 2023. A list of materials that have been reviewed by TRCA is included in Appendix 'A'.

Application Specific Comments

Based on a review of the materials noted in Appendix 'A', TRCA's comments related to development limits, updates to the stormwater management strategy and geotechnical details have been satisfactorily addressed.

Recommendations

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-22V003, Official Plan Amendment Application OP.17.006, Zoning By-Law Amendment Z.17.015.

Conditions for Draft Plan of Subdivision 19T-22V003 have been included in Appendix 'B'.

It is the expectation of TRCA that the Owner will address TRCA's interests through fulfillment of the conditions of draft plan approval.

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

Fees/Timing

Please note that this project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

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

We trust these comments are of assistance. Should you have any questions, please contact me at stephen.bohan@trca.ca.

Sincerely,



Stephen Bohan
Senior Planner

Development Planning and Permits | Development and Engineering Services

Appendix 'A' Materials reviewed by TRCA Staff

Materials received by TRCA on February 14, 2023

- Comment Response Matrix, prepared by Weston Consulting, dated February 2023.
- Draft Official Plan Amendment, prepared by proponent, dated February 2023.
- Draft Zoning By-law Amendment (1-88), prepared by proponent, dated February 2023.
- Draft Zoning By-law Amendment (001-2021), prepared by proponent, dated February 2023.
- Drawing No. D1, Draft Plan of Subdivision, prepared by Weston Consulting, dated February 10, 2023.
- Functional Servicing Report, prepared by WSP, dated February 3, 2023.
- Stormwater Management Report, prepared by WSP, dated January 20, 2023.
- Tree Inventory & Plan of Preservation, prepared by 7 Oaks, dated February 7, 2023.
- Landscape Drawing Set, prepared by Geometric, dated February 9, 2023.
- Civil Engineering Drawing Set, prepared by WSP, dated February 3, 2023.
- Architectural Drawing Set, prepared by CLA, dated February 8, 2023.

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

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Drawing No. D1, Draft Plan of Subdivision, 158 and 166 Wallace Street, Part of Lot 6, Concession 7, City of Vaughan, Regional Municipality of York, prepared by Weston Consulting, revised dated February 10, 2023, 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, 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. 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.

- iv. 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.
- v. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
- vi. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, and overall site water balance to the satisfaction of the TRCA.
- vii. A subsurface investigation (including assessment of groundwater levels) for the final design of underground 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.
- viii. 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.
- ix. Grading plans for the subject lands.
- x. Cross-sections and details where grading and filling is proposed in, or adjacent to ~~Block C~~ Block A. 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.
- xi. 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 ~~Block C~~ Block A. 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. The implementing zoning by-law shall recognize ~~Block C~~ part of Block A in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
8. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
9. 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.
10. 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.

Subdivision Agreement

11. 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 Block C~~ part of Block A 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 ~~Block C~~ Block A unless approved by TRCA; and
 - vii. To prohibit retaining walls in or adjacent to the ~~Block C~~ Block A unless approved by TRCA.

Fees

12. 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.).

ATTACHMENT No. 4d)



Revised: May 11, 2020

Date: July 8th , 2022

Attention: **Casandra Bagin**

RE: Request for Comments

File No.: **OP.17.006 & Z.17.015 & 19T-22V003**

Applicant: King Home Constriction Inc. c/o Bruno Bressi

Location 158 and 166 Wallace Street

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

ATTACHMENT No. 4e)

Casandra Bagin

From: circulations@wsp.com
Sent: Thursday, July 14, 2022 2:12 PM
To: Casandra Bagin
Subject: [External] Draft Plan of Subdivision (19T-22V003), 158 and 166 Wallace St., Vaughan

2022-07-14

Casandra Bagin

Vaughan

''

Attention: Casandra Bagin

Re: Draft Plan of Subdivision (19T-22V003), 158 and 166 Wallace St., Vaughan; Your File No. 19T-22V003

Our File No. 93890

Dear Sir/Madam,

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.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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.

Please note that WSP operates Bell’s development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for

clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/cas/. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

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ATTACHMENT No. 4f)



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

July 18, 2022

Cassandra Bagin
Planner
City of Vaughan
Development Planning Division
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Cassandra,

Re: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-Law Amendment - Resubmission
King Home Constriction Inc.
158 & 166 Wallace Street
City of Vaughan
File No.: 19T-22V003, OP-17-006, Z-17-015

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.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur', with a horizontal line above the first name.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

July 7, 2022

City of Vaughan – Planning Department

To: **Cassandra Bagin**, Planner, Development Planning Department

Reference: File: **OP.17.006, Z.17.015, 19T-22V003** Related Files: **PAC.21.110**
158 & 166 Wallace Street
King Home Construction Inc. c/o Bruno Bressi
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 the 8 townhouse free-hold units for the above noted Development Application 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 No. 4h)

Casandra Krysko

From: Real Estate Canada <Real_EstateCanada@cpr.ca>
Sent: Wednesday, February 22, 2023 3:34 PM
To: Casandra Krysko
Subject: [External] FW: OP.17.006 & Z.17.015 & 19T-22V003 - 4th Submission - 158 and 166 Wallace Street
Attachments: 4th Circulation Internal External Letter.pdf

Good Afternoon,

RE: Comments on OP.17.006 & Z.17.015 & 19T-22V003 - 4th Submission - 158 and 166 Wallace Street, within 500m of CP Rail line

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company. The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s):

"Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

Real Estate Canada



Real_EstateCanada@cpr.ca
7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

**** Please be advised that CP_Proximity-Ontario@cpr.ca was deactivated February 15, 2023. Effective immediately, please ensure your contact email for CP Proximity-Ontario is updated to Real_EstateCanada@cpr.ca to ensure your communication is received and replied to in a timely manner ****