

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 22, 2024

Item 2, Report No. 17 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 22, 2024.

2. 2281539 ONTARIO INC.: ZONING BY-LAW AMENDMENT FILE Z.17.014; DRAFT PLAN OF SUBDIVISION FILE 19T-17V003 – 10 BEVAN ROAD, VICINITY OF NETHERFORD ROAD AND CLEMSON CRESCENT

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 7, 2024, be approved; and
- 2) That comments from the following speakers be received:
 1. Fred J. Cook, Clemson Crescent, Maple; and
 2. Gerry Schiller, Lancer Drive, Maple.

Recommendations

1. THAT Zoning By-law Amendment File Z.17.014 (2281539 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “R1 Residential Zone” to “R1 Residential Zone”, “R2 Residential Zone”, OS1(H) Open Space Conservation Zone with the Holding Symbol (H), and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 2.
2. THAT the Holding Symbol “(H)” shall not be removed from the OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)”, until the following conditions is addressed to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA):
 - a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit, to the satisfaction of TRCA.
3. THAT Draft Plan of Subdivision File 19T-17V003 (2281539 Ontario Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 3, to create 21 single detached residential lots, an open space block, a public parkway block, and public roads, as shown on Attachment 2;
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 22, 2024

Item 2, CW Report 17 – Page 2

“THAT Draft Plan of Subdivision File 19T-17V003 (2281539 Ontario Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 21 single-family residential units (75 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City), in accordance with the City’s Servicing Capacity Allocation Policy, if the development does not proceed to registration and/or building permit issuance within 36 months”

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD: 1

TITLE: 2281539 ONTARIO INC.: ZONING BY-LAW AMENDMENT FILE Z.17.014; DRAFT PLAN OF SUBDIVISION FILE 19T-17V003 – 10 BEVAN ROAD, VICINITY OF NETHERFORD ROAD AND CLEMSON CRESCENT

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 permit 21 single detached dwellings, an open space block and roads (the ‘Development’), as shown on Attachment 2.

Report Highlights

- The Owner proposes to rezone the Subject Lands (Attachment 1) to permit a residential subdivision consisting of 21 single detached lots, an open space block a public walkway block and public roads.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to implement the Development.
- The Development Planning Department supports the approval of the applications subject to the conditions as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.17.014 (2281539 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “R1 Residential Zone” to “R1 Residential Zone”, “R2 Residential Zone”, OS1(H) Open Space Conservation Zone with the Holding Symbol (H), and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 2.

2. THAT the Holding Symbol “(H)” shall not be removed from the OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)”, until the following conditions is addressed to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA):
 - a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit, to the satisfaction of TRCA.
3. THAT Draft Plan of Subdivision File 19T-17V003 (2281539 Ontario Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 3, to create 21 single detached residential lots, an open space block, a public parkway block, and public roads, as shown on Attachment 2;
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-17V003 (2281539 Ontario Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 21 single-family residential units (75 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City), in accordance with the City’s Servicing Capacity Allocation Policy, if the development does not proceed to registration and/or building permit issuance within 36 months”

Background

Location: 10 Bevan Road (the ‘Subject Lands’). The Subject Lands and surrounding land uses are shown on Attachment 1. A single detached dwelling and accessory buildings are currently located on the Subject Lands.

Applications have been submitted to permit the proposed Development

2281539 Ontario Inc. (the ‘Owner’) have submitted a Zoning By-law Amendment and Draft Plan of Subdivision (the ‘Applications’) for the Subject Lands to permit the Development as shown on Attachment 2:

1. Zoning By-law Amendment File Z.17.014 to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” and “R1 Residential Zone” to “R1 Residential Zone”, “R2 Residential Zone”, and “OS1(H) Open Space Zone” as shown on Attachment 2.

2. Draft Plan of Subdivision File 19T-17V003, as shown on Attachment 3 ('Draft Plan') to facilitate a residential subdivision consisting of 21 single detached lots, an open space (Block 22), a public pathway (Block 24), 0.3 m reserves (Block 23), and public roads.

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

- Notice of Public Hearing: mailed September 8, 2017, to all property owners within 150 m of the Subject Lands
- Location of Notice Sign: Bevan Road
- Date of Public Meeting: October 3, 2017, date ratified by Council October 24, 2017
- Date of Second Public Meeting: September 13, 2023, date ratified by Council September 26, 2023
- Date of Committee of the Whole Courtesy Notice sent to those that requested to be notified: May 1, 2024.

Previous Reports/Authority

The following is a link to the Public Hearing for these Applications:

[October 3, 2017 Committee of the Whole \(Public Hearing\)](#)

[September 13, 2023 Committee of the Whole \(Public Meeting\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan 2010, and Vaughan Official Plan 2010

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing is consistent with the PPS.

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

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a Settlement Area, as defined by the Growth Plan, utilizing existing municipal water and sanitary servicing connections located on Bevan Road. The Development will add to the range and mix of housing types within the area to assist in accommodating the needs of all household sizes and incomes. The Development will provide connections to the City's existing trail system implementing the goals and objectives of complete communities. The Development shown on Attachment 2 conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval, November 4, 2022, (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

YROP 2010 designates the Subject Lands "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the "Community Area" designation. The Development results in the modest intensification of the existing residential area with 21 single detached lots which is considered to be "local infill" within the Community Area. The Development conforms to the YROP 2010.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future lands use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – Urban Structure
- "Low Rise Residential" and "Natural Area" on Schedule 13 – Land Use
- The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwellings at a maximum building height of 3-storeys
- The "Natural Area" designation is subject to the Core Features policies in the Natural Heritage Network Section 3.2 of VOP 2010. Policy 3.2.3.8 allows for the development or site alternation on lands adjacent to Core Features provided that an Environmental Impact Study has demonstrated that the Development or site alteration will not result in a negative impact on the feature or its functions.

The Development shown on Attachment 2 is within an established neighbourhood within a Community Area characterized by low-rise residential housing. The Development respects the character of the surrounding area by proposing a modest infill of 21 single detached residential lots. The Development respects the existing character of the area in terms of lot configuration, lot size, and built form.

A portion of the Subject Lands including a 10 m buffer, will be maintained as Natural Area, appropriately zoned, and conveyed into public ownership respecting the Natural Area policies of VOP 2010. On this basis, the Development conforms to VOP 2010.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

As the Applications were received by the City on March 29, 2017, and deemed complete on April 24, 2017, the Applications are transitioned under Zoning By-law 001-2021 and have been reviewed under Zoning By-law 1-88.

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

“R1 Residential Zone”, subject to site-specific Exception 9(96), and “OS1 Open Space Conservation Zone” by By-law 1-88. The R1 Residential Zone permits the single detached dwellings, however the OS1 Open Space Conservation Zone does not permit residential uses.

The Owner proposes to rezone the Subject Lands to “R1 Residential Zone”, “R2 Residential Zone”, and “OS1(H) Open Space Conservation Zone”, in the manner shown on Attachment 2, no site-specific exceptions to the R1 Residential and R2 Residential Zone standards are required.

The Development Planning Department supports the Development, subject to the Conditions of Approval

Subdivision Design

The Draft Plan shown on Attachment 2 includes 21 single detached residential lots, an open space block, a public pathway block that will provide a multiuse pathway connection to existing City of Vaughan trails, a new public road, an extension of Bevan Road, and 0.3 m reserves.

Access to the Subject Lands will be via the extension of Bevan Road and the new public road Street ‘A’.

Prior to the execution of the Draft Plan, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 3.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved City-Wide Urban Design Guidelines. Urban Design conditions are included in Conditions of Approval in Attachment 3.

Cultural Heritage

The Subject Lands are included as a property of interest in the City of Vaughan's Built Heritage Inventory. A Cultural Heritage Impact Assessment (CHIA) has been submitted in support of the Applications and concluded that the Subject Lands did not meet the criteria of designation under the *Ontario Heritage Act*. The report recommended commemoration of the former Line Family farm site.

To conserve the cultural heritage of the Subject Lands, the Owner shall submit a Commemoration Plan which will confirm the final location, design, and content of a heritage plaque which will incorporate and reuse a portion of the farmhouse fieldstone foundation and be located along the planned public pathway (Block 23). This will meet the following VOP 2010 policy:

6.1.1.2. To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.

Conditions to this effect are include in Attachment 3.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division have advised that the Subject Lands are not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included in Attachment 1.

The Development Planning Department is satisfied with the Draft Plan as shown on Attachment 2, subject to Attachment 3.

The Development Planning Department is processing Files Z.14.005 and 19T-14V002 – 7 Bevan Road (Guido and Joanne Marinucci)

The Development Planning Department is reviewing Files Z.14.005 and 19T-14V002 which are located south of the Subject Lands at 7 Bevan Road. The coordination of public roads, infrastructure, and multi-use pathways with the Applications will be evaluated through the review of the 7 Bevan Road development.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department has no objection to the Development

The PPSP Department has no objection to the approval of the Applications. The Owner shall ensure the provisions of the *Endangered Species Act, 2007*, S.O. 2007 are not contravened. As such, it is the responsibility of the Owner to comply with the provisions of the *Act*.

The Development Engineering ('DE') Department supports the Development, subject to the Conditions of Approval

The DE Department has no objection to the Development subject to conditions included in Attachment 3, and have provided the following comments:

Road Network

A new cul-de-sac is proposed to be constructed through the extension of Bevan Road to the east. Access for the Subject Lands is proposed from the future Street 'A', intersection with a proposed future extension of Bevan Road. The ultimate right-of-way ('R.O.W.')

 width for the future Bevan Road extension and Street 'A' should match the existing public road R.O.W. in the adjoining draft plan of subdivision File 19T-14V002.

Water Servicing

The Subject Lands are in Pressure District 7 (PD7) and the existing water services within the vicinity include a 150 mm diameter polyvinyl chloride ('PVC') watermain which terminates at the end of Bevan Road of which connects to an existing 150 mm diameter PVC watermain on Clemson Crescent to the south. Water services for the Subject Lands can be provided by construction of a water service connection to the existing 150 mm dia. watermain within the Draft Plan.

The proposed design indicates that the watermain will be extended into the future cul-de-sac (future Street "A") and water services will be provided to Lots 1 to 21. The Functional Servicing Report prepared by MMM Group Limited, dated March 2017, notes that a 150 mm diameter PVC watermain is proposed on the east side of Street "B" within the boulevard area with a 25 mm diameter copper main looping around the cul-de-sac where the future road allowance terminates which will provide domestic and fire flow demands for the proposed development. Curb stops for water services should be outside of the driveways and in a softscape area.

Sanitary Servicing

The Subject Lands will be serviced by a future 200 mm diameter sanitary sewer on the extension of Bevan Road and through Street "B". The sanitary sewer is proposed to connect to the existing 250 mm dia. sanitary sewer located on Bevan Road via EX. SAN MH2A. The existing sanitary sewer directs flows westward through a 6 m wide easement and connects to the sanitary sewer system servicing the residential subdivision on Villandry Crescent.

There are no anticipated issues with the proposed sanitary sewer connection to service the Development.

The Owner shall provide the Ministry of the Environment, Conservation and Parks (MECP) approvals for sewage works.

Stormwater Management

The Subject Lands will be serviced by a new storm sewer system on the extension of Bevan Road through the Subject Lands. The storm sewer system will be connected to an existing sewer system at the intersection of the extension of Bevan Road and construction of Street "B". The system discharges into an existing channel which drains into the Don River. The Subject Lands abut an existing stormwater detention pond, known as Macfarlane Pond.

The Subject Lands generally slopes from northeast to southwest and eventually discharges to the west to a storm outfall to the Don River, which is subject to TRCA regulations.

Two drainage catchments are proposed for the Subject Lands, with lots along the westerly side of Street "B" (i.e., Lots 1 to 11), are proposed to drain to an infiltration trench located along the rear of these properties. The remaining lots (i.e., Lots 12 to 21) will have controlled discharge to the proposed storm sewer system along Street "B" and eventually outlet to the existing municipal storm sewer on Bevan Road.

Erosion and Sediment Control

Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Development.

The Owner shall design, implement, and monitor erosion and sediment control measures during all phases of construction in the plan in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 12, 2006, to the satisfaction of the TRCA and the City.

Noise Mitigation

The Owner had previously submitted a Noise Impact Study prepared by WSP dated March 22, 2017. The report identifies local traffic as a source of relatively minimal noise levels affecting the Subject Lands. The report is in support of the Development and concludes that the Draft Plan can be developed without any significant noise concerns to the existing and adjacent residential properties.

An updated Noise Impact Study and/or reliance letter will be required as part of the Subdivision Agreement prior the issuance of final approval. The final Noise Study shall provide specific warning clauses for inclusion in the related Subdivision Agreement and, if necessary, all details regarding the design and implementation of recommended noise mitigation features. Standard warning clauses shall be included in agreements of Offers of Purchase and Sale and lease/rental agreements to make future occupants aware of the potential noise situation.

Environmental Site Assessment

The Owner submitted a Site Screening Questionnaire, and Phase One and Two Environmental Site Assessment ('ESA') reports for the Subject Lands. The DE Department reviewed the submission and are satisfied with the submitted ESA documents.

Sewage and Water Allocation

On March 26, 2024, Vaughan Council endorsed the 2023 Servicing Capacity Assignment and Allocation of Servicing Capacity Distribution Report. Accordingly, servicing capacity to the Development is available and unrestricted. A recommendation to allocate servicing capacity is included in the Recommendation Section of this report.

Grading

The Subject Lands predominately drain from east to west under existing conditions. The Subject Lands are bounded by Bevan Road to the south and existing detached dwellings to the east, which front onto Netherford Road or Clemson Crescent. To the north the Subject Lands are bounded by more single detached residential homes and parkland, and to the west is bounded by a natural area.

Dewatering

The Owner will be required to make an application for any temporary and permanent dewatering system that is required for the Development and enter into an agreement and/or permit to discharge groundwater as required by the City. A condition to this effect is included in Attachment 3 c).

Street Lighting

The Owner must design and construct street lighting/pedestrian scale lighting system on Street to the satisfaction of the City. The streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape/Open Space Master Plan. A condition to this effect is included in Attachment 3 a).

Development Charges apply to the Development

The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment 3 of this report.

The Parks Infrastructure Planning Department ('PIPD') has no objection to the Applications, subject to the Conditions of Approval

The Owner is proposing a public pathway shown as Block 24 on Attachment 2 (Draft Plan). A portion of the public pathway, which extends west of Bevan Road will be shared with the owner located south of the Subject Lands. PIPD is satisfied with the location and width of the public pathway subject to the Owner addressing the Conditions of Approval in Attachment 3.

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

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland, in accordance with the Planning Act and the City's cash-in-lieu Policy. A condition to this effect is included in Attachment 3 of this report.

Other external agencies and various utilities have no objection to the Development

The York Region District School Board and York Catholic District School Board have advised they have no objection to the Applications and have no conditions regarding the proposed Draft Plan. No comments were received from the Conseil Scolaire de District Catholique Centre Sud. Alectra Utilities Corporation, Bell Canada, Enbridge, and Canada Post have no objection to the Applications, subject to their Conditions of Approval in Attachment 3 d), 3e), 3f) and 3e) respectively.

Broader Regional Impacts/Considerations

York Region has provided conditions of approval

York Region has no objection to the Applications, subject to their comments and Conditions of Approval included in Attachment 3b).

The TRCA has provided conditions of approval

TRCA have no objection to the approval of Draft Plan, subject to the conditions of approval included in Attachment 3c).

Conclusion

The Development Planning Department is satisfied that the Applications are consistent with the PPS, conforms to the Growth Plan, YROP 2010 and VOP 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned land uses. On this basis, the Development Planning Department can support the recommendations in this report and the Conditions of Draft Approval listed in Attachment 3.

For more information, please contact Carol Birch, Planner, at extension 8485.

Prepared by

Carol Birch, Planner, ext. 8485.

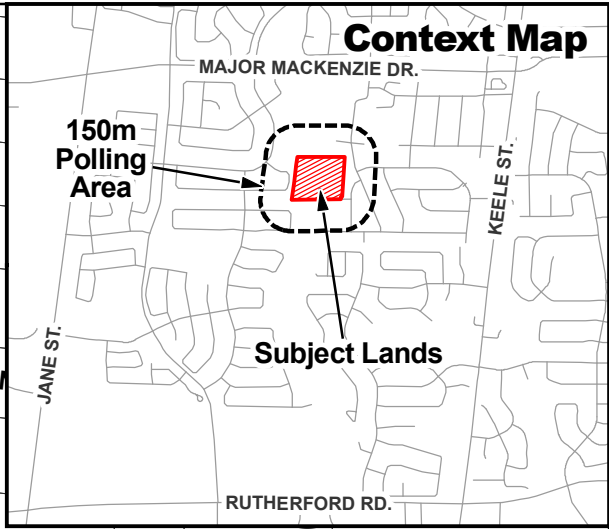
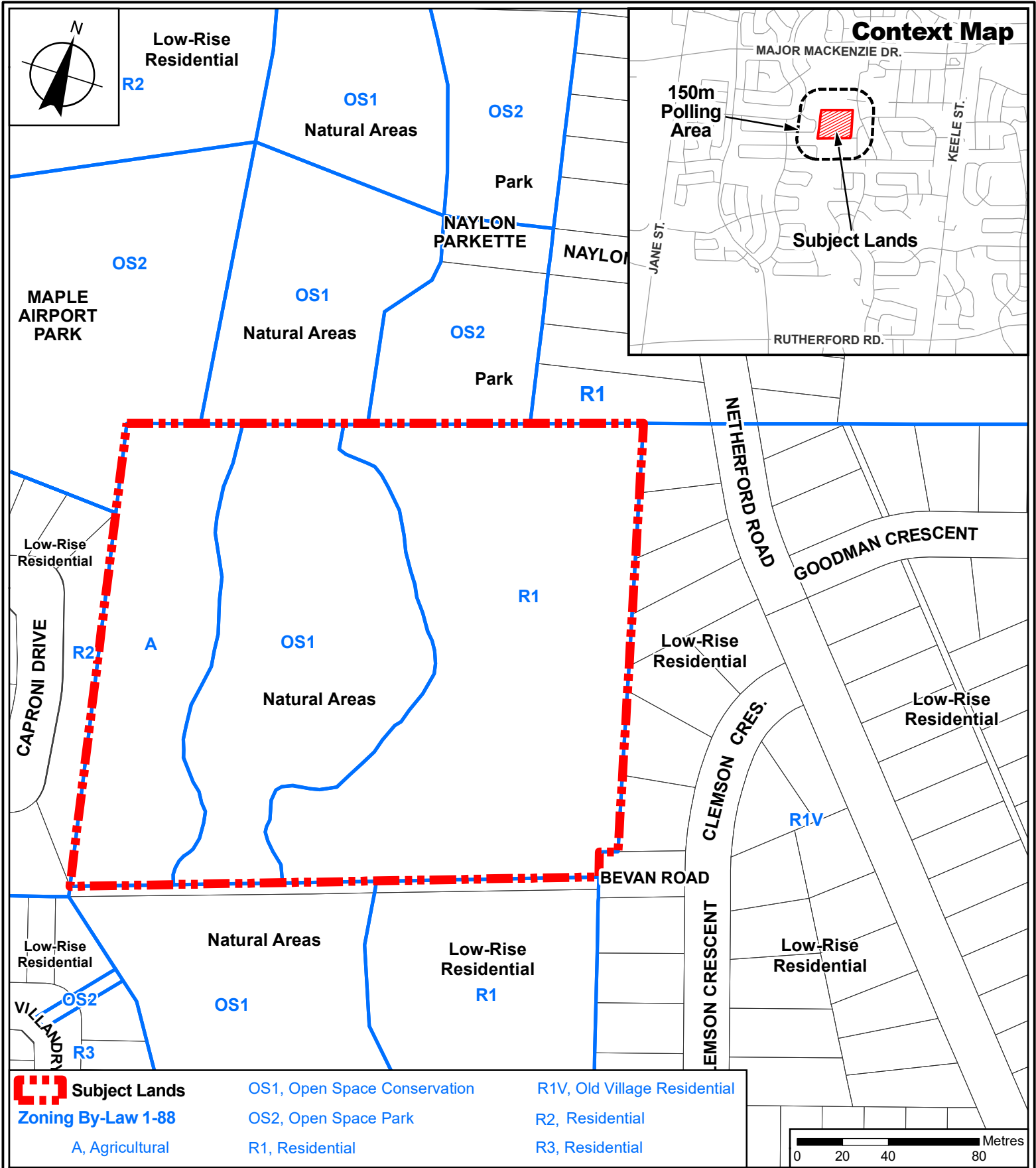
Margaret Holyday, Senior Planner, ext. 8216.

Mary Caputo, Senior Manager of Development Planning, ext. 8635.

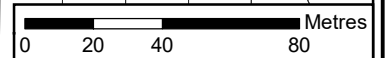
Nancy Tuckett, Director of Development Planning, ext. 8529.

Attachments

1. Context and Location Map.
2. Draft Plan of Subdivision File 19T-17V003 and Proposed Zoning.
3. Conditions of Draft Plan of Subdivision Approval File 19T-17V003.



| | | |
|--------------------|------------------------------|------------------------------|
| Subject Lands | OS1, Open Space Conservation | R1V, Old Village Residential |
| Zoning By-Law 1-88 | OS2, Open Space Park | R2, Residential |
| A, Agricultural | R1, Residential | R3, Residential |



Context and Location Map

Location:
10 Bevan Road
Part of Lot 19, Concession 4

Applicant:
2281539 Ontario Inc.

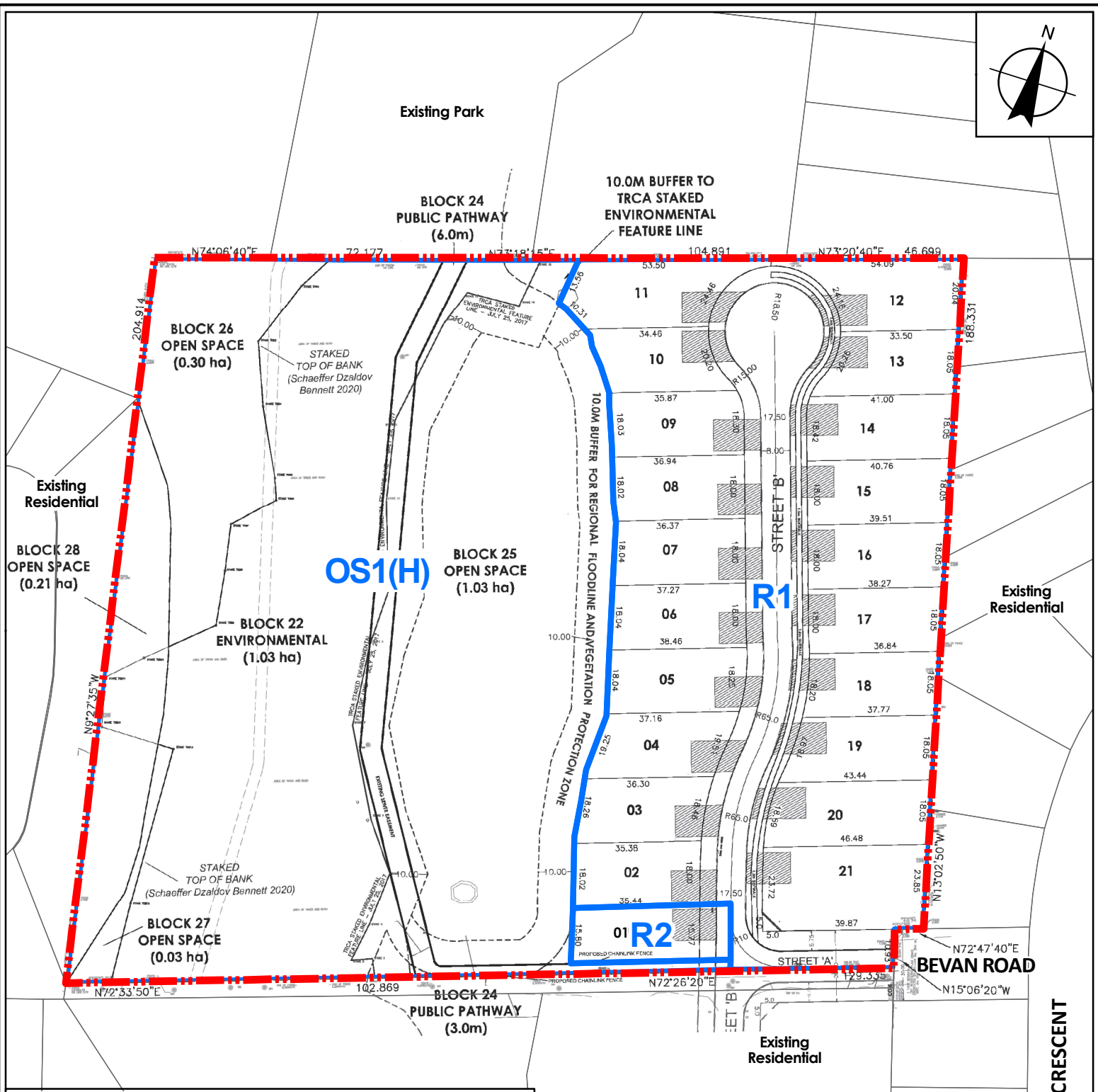
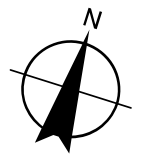



Attachment

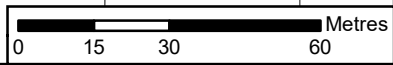
Files:
Z.17.014 and
19T-17V003

Date:
May 7, 2024

1



 **Subject Lands**
Zoning By-Law 1-88
 OS1(H), Open Space Conservation with the Holding Symbol
 R1, Residential
 R2, Residential



Draft Plan of Subdivision and Proposed Zoning

Location:
 10 Bevan Road
 Part of Lot 19, Concession 4

Applicant:
 2281539 Ontario Inc.



Attachment

Files:
 Z.17.014 and
 19T-17V003

Date:
 May 7, 2024

2

ATTACHMENT 3

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-17V003 (THE 'PLAN') 2281539 ONTARIO INC. (THE 'OWNER') PART OF LOT 19, CONCESSION 4, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-17V003 (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 in Attachment No. 3a).
2. The Conditions of Approval of York Region as set out in Attachment 3b) and dated July 19, 2017.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 3c) and dated October 24, 2022 and March 27, 2024.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 3d) and dated May 16, 2017.
5. The Conditions of Approval of Bell Canada as set out in Attachment 3e) and dated May 12, 2017.
6. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment 3f) and dated May 11, 2017.
7. The Conditions of Approval of Canada Post as set out in Attachment 3 g) and dated May 18, 2017.

Clearances

1. The City shall advise that the Conditions contained in Attachment 3a) 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 contained in Attachment 3b) 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 contained in Attachment 3c) has been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities shall advise that the Conditions contained in Attachment 3d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions contained in Attachment 3e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Inc. shall advise that the Conditions contained in Attachment 3f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise that the Conditions contained in Attachment 3g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 3a)

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V003 ('THE PLAN')
2281539 ONTARIO INC. ('THE OWNER')
PART OF THE LOT 19, CONCESSION 4, 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
PLAN OF SUBDIVISION FILE 19T-17V003, ARE AS FOLLOWS:**

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Brutto Consulting, Draft Plan of Subdivision 19T-17V003, Revision 7, dated December 2023, (the 'Plan').
2. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees and street naming fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department, Urban Design Division in accordance with the in-effect Tariff of Fees By-law.

Development Engineering

5. 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.
6. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. The road allowances included within the Plan shall be named to the satisfaction of the City and the York Regional Transportation and Infrastructure Planning Branch.
8. 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 m 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.

9. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 m 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.
10. 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.
11. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
12. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
13. 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 detailed engineering report that describes the storm drainage system for the proposed development within the Plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and
- d) 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.

14. 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.
15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
16. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
17. 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.
18. 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.
19. 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.
20. The Owner shall cause the following warning clauses, to be included in a schedule to all offers of purchase and sale, or lease for all Lots/Blocks within the entire Plan:
 - (a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- b) “Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- c) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio and Telecommunications Corporation (‘CRTC’) and Innovation, Science and Economic Development Canada (‘ISED’) 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, as amended, as follows:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

| Lot Frontage | Maximum Width of Driveway |
|--------------------------------|---------------------------|
| 6.0 - 6.99m ¹ | 3.5m |
| 7.0 - 8.99m ¹ | 3.75m |
| 9.0 – 11.99m ¹ | 6.0m |
| 12.0m and greater ² | 9.0m |

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

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

- e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- f) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- g) “Purchasers and/or tenants are advised that fencing 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 0.3 m reserve, as shown on the Construction Drawings.
- h) “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.”
- i) “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 m 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 rights-of-way 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.”

- (j) “Purchasers and/or tenants are advised that the Plan is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catch basin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice.”
- (k) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has contributed towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

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

- 21. The Owner shall enter into a Subdivision Agreement for the Draft Plan of Subdivision application and to carry out all servicing and any additional external works identified by the City.
- 22. Prior to execution of the Subdivision Agreement:
 - a) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, final noise report, and Traffic Impact Study (TIS).
 - b) The Owner shall be required to acquire the necessary lands from the neighboring property located at 7 Bevan Road for the purposes of constructing the ultimate right-of-way of the Bevan Road extension. The lands acquired shall be conveyed to the City through the Subdivision Agreement. The Owner shall provide proof of such acquisition to the City

prior to execution of the subdivision agreement.

- c) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose. The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system.
 - d) Pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction.
23. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to roads (extension of Bevan Road), watermains, sanitary & storm sewers, as required for the Subject Lands at no cost to the City. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City.

The Owner shall agree in the agreement, among other things, to:

- a) Design and construct any required improvements to the municipal infrastructure to support this development, including but not limited to urbanization/extension of Bevan Road in the event the City or existing community agrees with this urbanization and Street "B", and required municipal services (watermains, sanitary & storm sewers) on Bevan Road and Street "B".
- b) Design and construct the sidewalk along Bevan Road on the west side to connect to the existing sidewalk on the existing portion of Bevan Road in the event the City or existing community agrees with this new sidewalk construction.
- c) Design and construct street lighting/pedestrian scale lighting system on Street "B" to the satisfaction of the City. The streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape/Open Space Master Plan.
- d) Pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letter of credits.
- e) Submit a geotechnical report that identifies the existing site conditions and provides recommendations for the design and construction of the proposed municipal infrastructure and services including a pavement design structure for ideal and non-ideal conditions to the satisfaction of the City. The Owner shall agree to carry out, or cause to carry out, the

recommendations of the report to the satisfaction of the City.

- f) The Owner shall agree to implement the recommendations of the final detailed noise impact assessment report into the design and construction of the dwellings on the Subject Lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.
 - g) Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering.
 - h) Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements and condominium declarations.
 - i) The Owner shall agree within the future subdivision agreement to pay a maintenance fee to the City for the upkeep and repair of the proposed OGS unit. The fee amount will be calculated by the Environmental Services Department and will be based on the cost of maintenance, including labor, materials and any other expenses incurred by the City. The fee will be required to be collected prior to execution of the subdivision agreement.
24. The Owner shall facilitate and coordinate the preparation of a Cost Sharing Agreement with the Owner of 7 Bevan Road for the design and construction of any municipal infrastructure including, municipal water, storm and sanitary infrastructure as well as any surface works proposed for the Bevan Road extension, including the provision for payment of City fees and posting financial securities, to the satisfaction of the City.
25. The Owner shall arrange to prepare and register a reference plan at their expense of the Subject Lands showing the part of the reserve to be lifted to permit access for the proposed access for the Subject Lands to the satisfaction of DE. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. The Owner shall pay for the required fees to lift the 0.3 m reserve along the proposed driveway access. The dedication by-law registration fee is \$400.00.

26. Site access is being proposed via a cul-de-sac is proposed to be constructed through the extension of Bevan Road to the east. Access for the Subject Lands is proposed from future Street 'A', intersecting with a proposed future extension of Bevan Road. Please note the ultimate right-of-way (R.O.W.) width for the future Bevan Road extension and Street 'A' should match the existing public road R.O.W. in the adjoining draft plan of subdivision (19T-14V002).

The full road allowance for all proposed roads must be conveyed to the satisfaction of the City and the proposed extension will be subject to conditions in the future Subdivision Agreement.

27. Bevan Road shall be extended with 17.5 m R.O.W. based on existing road width and in conjunction with the concurrent development proposal for draft plan of subdivision (19T-14V002), located to the south of the Subject Lands, which proposes a 17.5 m R.O.W. Note building permits will be issued until after the full road allowance has been conveyed to the satisfaction of the City.

Urban Design

28. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2023); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
- This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - In addition, 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
29. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the community layout and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan. The document shall address but not limited to the following issues.
- Landscape master plan; co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
 - Architectural control design guidelines;
 - Sustainability design practices/guidelines;

- Retain a control architect at the cost of the Owner with concurrence of the City to ensure compliance with the approved architectural design guidelines;
 - Agree that prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and
 - Acknowledge that the City may undertake periodic reviews to ensure compliance with the architectural design guidelines and should inadequate enforcement be evident, the City may cease to accept drawings certified by the control architect and retain another control architect at the expense of the Owner.
30. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- In addition, the study shall qualify the value of the tree replacements using Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - The Owner shall not remove trees without written approval by the City.
 - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
31. Prior to final approval, the Owner shall provide a buffer block abutting the environmental protection lands in accordance with TRCA policies along residential lots and residential blocks.
32. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- The Owner shall provide a report for a 20 m zone within all staked open space 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
33. The warning clause council approved September 29th, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement:

- *“Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision 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 any boulevard tree without further notice.”*
 - *“The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”*
34. The Owner shall agree in the subdivision agreement to erect a permanent 1.5m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut the environmental protection lands and associated buffer blocks
35. The Owner shall agree in the subdivision agreement to erect a permanent 1.5m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut existing park block.
36. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the existing park lands, to the satisfaction of the City.
37. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be coordinated with the environmental noise report and architectural design guidelines.
38. The Owner shall convey the public pathway Block 24 to the City free of all cost and encumbrances.
39. The Owner shall agree to convey Environmental Protection Blocks 22 and associated buffer blocks to the TRCA or the City free of all cost and encumbrances.
- To enhance the edge green infrastructure, the Owner agrees to conduct root pruning where required for the existing tree cover within 5 m limit, removal of dead and hazardous trees; pruning of deadwood and hazardous tree conditions on trees along the edges is required.
 - Install heavy duty tree protection fence including heavy duty siltation control devices along the hoarding line. The hoarding and siltation fencing

must be installed, inspected, and approved by the City of Vaughan Forestry prior to commencement of any earth works.

- No grading to occur within the environmental buffer Block 22.
40. Prior to final approval, 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.
 41. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be coordinated with the environmental noise report and architectural control design guidelines.
 42. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.

Parks Infrastructure Planning and Development

43. Parkland Dedication: To meet dedication requirements under the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and current Parkland Dedication By-Law and amendments, payment-in-lieu of parkland will be applicable at the time of building permit, discounting any public parkland dedicated to the City. Real Estate Services staff shall review and provide comments as required.
44. Trail Feasibility: Prior to execution of the Subdivision Agreement, the Owner is to provide a Letter of Coordination regarding the trail feasibility with WSP which would indicate the Coordination of Detailed Design Drawings for the trail alignment.
45. Base Trail Requirements: Prior to the registration of the Subdivision Agreement, the Owner shall agree to develop the base requirements for Trail Block 24 in accordance with the Barley Smith Greenway (BSG) Trail Feasibility Study by WSP. The base trail requirements are to be implemented in coordination with and as required by the ongoing Bartley Smith Greenway Trail Feasibility Study.
 - a. Prepare a complete inventory and analysis of existing vegetation (to be completed by a Certified Arborist) for all existing trees within and adjacent to the proposed work area and multiuse recreational trail Block 24, to the satisfaction of the City. Drawings shall indicate the location of all existing trees, including limit of drip line, trees to be removed and trees to be

maintained. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site. The City's Parks, Forestry and Horticulture Operations (PFHO) department is to review and to advise of any tree compensation value and the appropriate securities required in the form of a Letter of Credit;

- b. Prepare an existing conditions plan illustrating topographic information in order to assess slopes and a grading plan illustrating proposed storm water run-off;
 - c. Provide a preliminary construction cost estimate;
 - d. As base condition requirements, the trail Block 24 shall be graded based on the proposed trail alignment, stormwater management requirements, existing underground municipal infrastructure, surface drainage patterns and sub-surface storm water servicing requirements and shall conform to the overall grading plan of the subdivision. Restoration of Block 24 shall meet the requirements of the TRCA and City and shall include, but not limited to, topsoil, native seed mix and ground cover;
 - e. The Owner shall be responsible to maintain trail block until such time as the trail construction commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, and removal of any debris that is dumped on the site, to the satisfaction of the City.
 - f. All plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to the satisfaction of the City.
46. Base Trail Inspection: Prior to scheduling the final inspection of the Base requirements for Trail works to the satisfaction of the City, the Owner shall provide the City with the following information:
- a. a certification from the professional consulting Landscape Architect that confirms that the base requirements of the Trail have been constructed in accordance with the approved construction drawings, City standards and specifications, and sound engineering/construction practices. This certification must be signed and stamped by a member of the Ontario Association of Landscape Architects (O.A.L.A);
 - b. a grading certification from either the professional consulting Landscape Architect or an Engineer based on the review of the Ontario Land Surveyor (OLS) completed survey for the rough grades, confirming the base requirements for the Trail works have been constructed to the approved construction drawings and specifications;

- c. a detailed breakdown of the final as-constructed costs of the Trail certified by the professional consulting landscape architect to the satisfaction of the City;
 - d. copies of all final executed construction contracts, approved contract extras and change orders related to the construction of the Trail to the satisfaction of the City;
 - e. copies of all quality assurance test results, supplementary geotechnical reports and construction related reports;
47. Ultimate Trail Construction: In the event that the Owner and the City agree that the Owner will elect to have the trail constructed to its ultimate condition, the Owner shall agree that the design, securities and construction for the trail will be addressed through developer build agreement pursuant to the plans and details approved by TRCA and the City, shall be Development Charge eligible, and to the satisfaction of TRCA and the City.
48. Letter of Credit: Prior to execution of the Subdivision Agreement, the Owner shall agree to provide the City representative with a Letter of Credit(s) totaling the complete cost to develop the following:
- a. the Base Trail Requirements for Block 24;
 - b. the portion of the future trail (Block 24) which runs east-west from the south end of Street 'B' that is on the Subject Lands (3 m width).

The Letter of Credit shall be held for the estimated construction costs for the proposed site works, which shall include but is not limited to all required surveying, grading, landscape restoration along with all required construction costs to build said works. The Owner is responsible for the total cost of the design and construction of all noted works above.

Portions of, or the total sum of, the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted work, in the case where the Owner does not fulfil Conditions identified in the subdivision agreement and/or if deemed necessary by the City.

49. Dedication of Block 24: Prior to registration, the Owner dedicate Block 24 – Trail Block to the City, free of all charges and encumbrances.
50. Dedication or/and Easement of Environmental and Open Space lands: Prior to registration of the Plan, the Owner shall dedicate Block 22 and Block 25 into public ownership, free of all charges and encumbrances. Should the lands be conveyed to any agency or entity other the City of Vaughan. If required by the City, prior to registration of the Plan, the Owner shall provide a blanket easement on the whole of the Block 22 – Environmental and Block 25 – Open Space for the purposes of public access and the construction and maintenance of a future public trail over a portion of the blanket easement Lands.

The following condition will be included in the Subdivision Agreement:

“Upon execution of the agreement, the Owner agrees to convey a blanket easement (the “Blanket Easement”) of the whole of Block 22 Environmental Protection and Block 25 Open Space (“the “Blanket Easement Lands”), 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 Blanket Easement Lands. The Owner agrees that the Blanket Easement shall remain on the Subject Lands until the following are completed to the satisfaction of the City: (i) a reference plan showing the location of the Public Trail/Walkway and associated structures on a portion of the Blanket Easement Lands, is prepared by the City and deposited on title; (ii) the Owner has completed construction of the Public Trail/Walkway; and (iii) a permanent easement for the Public Trail/walkway has been registered on title. Upon occurrence of items (i), (ii), and (iii), the City shall register, a Transfer, Release and Abandonment of the Blanket Easement.”

51. Fencing: The Owner shall agree to construct a 1.8 m high black vinyl chain-link fence, wholly on the Subject Lands, where it abuts the park block boundary to the north and open space blocks to the west, with all fencing material, including foundations, to delineate the boundary of the park and open space and to screen the yard amenity area on the lot. The Owner shall agree to be responsible for the total cost of the design and construction of all works to complete the fence and associated landscaping works, including but is not limited to any works of a temporary nature. The fence is to be constructed entirely on the subject lands and of materials which will not impede the drainage of stormwater flows from the Subject Lands, to the satisfaction of the City.
52. Permission to Enter: The Owner shall provide the City with seven (7) days written notice to allow the City to issue a permission to enter (PTE) prior to any works on Park property. The owner shall coordinate a site meeting with the PIPD if necessary) and the General Contractor to review site conditions prior to the commencement of any work.
53. Warning Clauses(s): The Owner shall agree to include the following warning clauses within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting the City-owned park (Naylon Parkette), the Multi-use Recreational Trail, and lands zoned “OS1” Open Space:

"Purchasers and/or tenants are advised that the lot abuts a park, open space, and/or a Multi-use Recreational Trail and that lighting and noise should be expected from the use of the park/trail for recreational purposes. A 1.8 m high black vinyl chain-link fence is to be constructed abutting the park block boundary to the north with all fencing material, including foundations, wholly on the lot as

per to delineate the boundary of the park and to screen the yard amenity area on the lot."

"Purchasers and/or tenants are advised that the lot abuts a storm water management pond or open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities."

"Purchasers and/or tenants are advised that the lot abuts a neighborhood park, open space and a Multi-use Recreational Pathway, which may be subject to future redevelopment resulting in additional/ revised and/or renewed recreational opportunities that may result in lighting and/or noise."

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the private lots to the existing park or the Multi-use Recreational Pathway and lands zoned "OS1" Open Space One, are prohibited."

Real Estate

54. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Sec. 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Development Finance

55. 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 development charges.

Cultural Heritage

56. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries, as well as the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the

Bereavement Authority of Ontario.

57. The Subject Lands are listed as a property of interest in the City of Vaughan's Built Heritage Inventory. To conserve the cultural heritage of the Subject Lands, the Owner shall submit a Commemoration Plan which will determine the final location, design and content of a heritage plaque to the satisfaction of the Parks Infrastructure Planning and Development Department, and the Development Planning Department, Cultural Heritage Division. The Commemoration Plan shall include the following:
1. The heritage plaque design, including the reuse and incorporation a portion of the farmhouse fieldstone foundation
 2. The determination of the heritage plaque location along the public pathway (Block 24) of the Bartley Smith Greenway



Corporate Services
File No.: 19T-17V03
Refer To: Justin Wong

July 19, 2017

Mr. Mauro Peverini
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



Attention: Carol Birch, M.C.I.P., R.P.P.

**Re: Draft Plan of Subdivision 19T-17V03
10 Bevan Road
Part of Lot 19, Concession 4
(Peter Tommasino, 2281539 Ontario Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Brutto Consulting, Version No. VER-01, dated February 22, 2017. The proposed development is located south of Major Mackenzie Drive and west of Keele Street, on lands municipally known as 10 Bevan Road, in the city of Vaughan. The draft plan of subdivision consists of 21 single detached units and blocks for stormwater management pond easement, environmental protection, future residential and roads, within a 4.67 ha site.

Water Resources

The Regional Environmental Services Department, Water Resources Branch, does not have any concerns with the proposed development application with respect to Source Water Protection. Additional technical comments from the Water Resources Branch is attached hereto.

Sanitary Sewage and Water Supply

This development is within the Maple North wastewater area and will be serviced from Water Pressure District No. 7.

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Stages 1 and 2 Upgrades – 2017 expected completion
- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA
- Other projects as may be identified in future studies.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Based on our understanding of the Functional Servicing Report, the wastewater and water servicing for the proposed development is connecting to existing City of Vaughan wastewater and water infrastructure on Bevan Road. There is no Regional infrastructure in the vicinity of the proposed development.

Summary

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

Should you have any questions regarding the above or the attached conditions please contact 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/

Attachments (2) Schedule of Conditions
Water Resources Memorandum, dated May 31, 2017

YORK-#7536520-v1-19T-16V10_-_Regional_Condition_Letter

Schedule of Conditions
19T-17V03
10 Bevan Road
Part of Lot 19, Concession 4
(Peter Tommasino, 2281539 Ontario Inc.)
City of Vaughan

Re: Brutto Consulting, Version No. VER-01, dated February 22, 2017

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the subdivision agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, an electronic copy of the engineering drawing(s) showing the layout of the watermains and sewers shall be submitted to the Development Engineering section and Infrastructure Asset Management Branch for record.
5. Prior to final approval, 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, agreeing to satisfy all conditions, financial and otherwise, 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.

Environmental Services
Environmental Promotion and Protection Branch

MEMORANDUM

TO: Justin Wong, Planner, CS
Vick Bilkhu, Development Review Coordinator, CS

FROM: David Berg, Source Protection Project Assistant, Water Resources
Angelika Masotti, Source Protection Program Coordinator, Water Resources

DATE: May 31, 2017

RE: **Comments on Draft Plan of Subdivision Application 19T-17V03**
10 Bevan Road
City of Vaughan
(2281539 Ontario Inc.)

Comments for Draft Plan of Subdivision application are provided below.

York Region is pleased to provide the following comments on the Draft Plan of Subdivision application noted above for the lands located at 10 Bevan Road in the City of Vaughan. The Draft Plan of Subdivision application to permit the development of a 21 lot single detached dwelling residential subdivision with a minimum of 18.0 frontages on a 4.67ha site. It is Water Resources understanding that the development is municipally serviced.

The site is within the boundaries for Highly Vulnerable Aquifer (HVA), and Wellhead Protection Area Q (WHPA-Q) under the *Clean Water Act, 2006*.

The following documentation, related to the subject lands was provided to the Water Resources Group for review:

- NASR Circulation Memo, Dated May 24, 2017.
- Draft Plan of Subdivision prepared by Brutto Consulting dated Feb. 22, 2017.

Water Resources staff has reviewed the documentation listed above and based on the proposal does not have any concerns with the Draft Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended Water Resources will require recirculation for comment and/or approval.

Summary of Comments for Draft of Subdivision application:

1. Should the proposed development include bulk fuel or bulk chemicals within the HVA, a Contaminant Management Plan (CMP) will be required prior to Draft Plan of Subdivision approval, for Water Resources review and approval.
2. Please note the property is located within the WHPA-Q. As such the CTC Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The CTC Source Protection Plan Water Balance Requirements document and TRSPA Water Balance Tool (<https://trca.ca/conservation/drinking-water-source-protection/trspa-water-balance-tool/>) should be consulted. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.
3. The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/wp-content/uploads/2012/02/lid-swm-guide-intro.pdf>

If you have any questions or comments, please contact Angelika Masotti, Source Protection Program Coordinator at extension 75128.

AM/db



October 24, 2022

CFN 57929

SENT BY E-MAIL (carol.birch@vaughan.ca)

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

**Re: 5th Overall Submission Reviewed by TRCA (4th Submission from City)
Draft Plan of Subdivision Application 19T-17V003
Zoning By-law Amendment Application Z.17.014
Part of Lot 19, Concession 4
10 Bevan Road
City of Vaughan, York Region
2281539 Ontario Inc. (Agent: Brutto Consulting)**

Further to our previous letter dated August 27, 2020, this letter acknowledges receipt of the 5th overall submission (4th submission from the City) of materials associated with the above noted applications. The materials were received by the Toronto and Region Conservation Authority (TRCA) on September 30, 2022. A list of the materials reviewed is included in Appendix 'A'.

Application Specific Comments

It is our understanding that the current submission proposes minor changes including the removal of a sidewalk on "Street A", updates to the stormwater management (SWM) design to coordinate with the development to the south at 7 Bevan, modifications to grading on Block 1, cross section drawings for "Street A" and the public pathway (Block 24) and erosion and sediment control updates.

TRCA staff have completed a review of the materials and continue to be generally satisfied with the draft plan. Comments related to the proposed restoration works and flood plain mapping updates that were included in our previous letters, have been carried over and included in Appendix 'C' of this letter for the City and applicant's consideration. New comments related to the SWM design have also been included in Appendix 'C'. It is the expectation of TRCA that the noted comments will be addressed as a part of the detailed design/permit process for the project.

Recommendation

TRCA staff has no objection to the approval of Draft Plan of Subdivision 19T-17V003, subject to the conditions listed in Appendix 'B'.

TRCA's comments on Zoning By-law Amendment Application Z.17.014 can be found within the conditions of draft plan approval.

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

Fees/Timing

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

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

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact me at stephen.bohan@trca.ca

Regards,



Stephen Bohan
Senior Planner

Development Planning and Permits | Development and Engineering Services

Appendix 'A': Materials Reviewed by TRCA

Materials received by TRCA on September 30, 2022

- Comment Response Matrix, prepared by proponent, not dated.
- Drawing No. A1, Draft Plan of Subdivision 19T-17V003, prepared by Brutto Consulting, revision no. 6 dated April 2022.
- Draft Zoning By-law Amendment, prepared by proponent, not dated.
- Functional Servicing Report, prepared by WSP, dated May 19, 2022.
- Stormwater Management Report, prepared by WSP, dated May 19, 2022.
- Design Coordination Letter, prepared by WSP, dated August 4, 2022,
- Design Coordination Letter, prepared by Urban Watershed Group Ltd., dated August 4, 2022.
- Civil Engineering Design Drawings, prepared by WSP, dated May 2022.

Appendix 'B' – TRCA's Conditions of Draft Plan Approval

TRCA's Conditions of Draft Plan Approval

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-17V003, Part of Lot 19, Concession 4, City of Vaughan, Regional Municipality of York as prepared by Brutto Consulting, revision no. 6 dated April 2022, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 2 through 15 inclusive in TRCA's letter dated October 24, 2022), 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 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 Open Space Block (Block 22) and Public Pathway Block (Block 24), 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.

- xiii. That prior to the registration of this plan or any phase thereof, the Owner prepare updated HEC-RAS model and a digital version of the flood plain map sheet to TRCA standards.
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. That prior to the registration of this plan or any phase thereof, the Owner prepare a detailed restoration plan for the existing offline pond feature and a comprehensive edge management plan in accordance with the Scoped Environmental Impact Study Addendum No, 2, prepared by WSP, dated February 26, 2019 and TRCA's comments of June 20, 2019 to the satisfaction of TRCA for the Open Space Block (Block 22).
7. That prior to the registration of this plan or any phase thereof, the Owner prepare trail plans and details to the satisfaction of TRCA for areas within and adjacent to the Open Space Block (Block 22) and Public Pathway Block (Block 24). The exact location of the trails shall be to the satisfaction of TRCA and the City of Vaughan.
8. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space Block (Block 22) and Public Pathway Block (Block 24) 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.
9. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
10. That the Open Space Block (Block 22) and Public Pathway Block (Block 24) be dedicated into public ownership (TRCA or the City of Vaughan), free of all charges and encumbrances, to the satisfaction of TRCA.
11. That the implementing zoning by-law recognize the Open Space Block (Block 22) and Public Pathway Block (Block 24) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
12. That the implementing zoning by-law be prepared to the satisfaction of TRCA.
13. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
14. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;

- iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
- iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
- v. To erect a permanent fence along all residential lots that abut the Open Space Block (Block 22) to the satisfaction of TRCA and the City of Vaughan;
- vi. To prohibit grading works within the Open Space Block (Block 22) and Public Pathway Block (Block 24) unless approved by TRCA; and,
- vii. To prohibit retaining walls in or adjacent to the Open Space Block (Block 22) and Public Pathway Block (Block 24) unless approved by TRCA.

Fees

15. 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 the TRCA.

| Appendix 'C': Detailed Design Comments | | | | |
|--|--|---|---|---|
| | TRCA Comments (June 25, 2018) | TRCA Response (October 4, 2018) | TRCA Comments (June 20, 2019) | TRCA Comments (October 24, 2022) |
| Flood Plain Management | | | | |
| 1. | As previously discussed, please explore revising the grading at the south end of the site such that the proposed flood plain storage is contiguous with the natural system as it is currently illustrated as a ponding area. | As noted in the response letter the existing berm is not overtopped during the Regional event and flood waters would only enter the area of the existing pond in backwater conditions. As such, TRCA does not require further modifications to the proposed cut and fill. However, please revise the depiction of the flood line to correspond with this condition. | It has been clarified that the existing berm overtops between sections R-R and L-I (north end of the site). Although the shape of the flood plain proposed is not ideal, it is understood that due to the berm elevation, relative to the Regional water surface elevation most of the flow will be contained within the channel area and will spill over into the pond area during the Regional event. As such, TRCA can accept the proposed changes. The flood line has been revised and is now accurately plotted. | No further action required. |
| 2. | Provide a digital version of the HecRAS modelling for TRCA's review. | A digital version of the modelling has been provided. It is noted in the response letter that the berm is higher than the Regional WSEL however, at sections 3.444 and 3.446 the modelling shows the berm/levee as overtopped. Please clarify and revise the modelling/mapping as necessary. Further, the cross-sections shown on DWGs XS-2 and XS-3 do not correspond with the cross-section geometry shown in the HecRAS model. The berm and watercourse do not seem to be depicted on the drawings for some sections e.g. P-P and N-N. Please examine this discrepancy and revise such that the drawings and model are consistent. | The cross-sections and flood line appear to be consistent with regards to overtopping of the berm. Please submit a digital version of the updated modelling that corresponds with the flood plain map sheet. | Comment remains to be addressed as a part of detailed design/permit process. |
| 3. | Once the flood limit has been finalized please provide a flood plain map sheet, to TRCA's standards, to be incorporated into TRCA's flood plain mapping program. | As per comment #1 above, please revise the depiction of the flood line to illustrate the floodline keeping to the west of the berm until the southern end of the property where it can pond back into the existing pond area. Please note TRCA will require a final version of the approved flood plain map sheet. | Please submit a digital version of the flood plain map sheet to TRCA standards. Please see the attached for specifications and contact Mike Todd at mike.todd@trca.ca if you have questions with regards to the mapping. | Comment remains to be addressed as a part of detailed design/permit process. |
| Stormwater Management | | | | |
| 4. | TRCA defers the review of water quantity control to the City of Vaughan as this site drains into the municipal storm sewer network. | No response required. | No response required. | Currently the pre-development quantity control targets were developed using the rational method and the post-development flow rates are from the PCSWMM modelling. Please demonstrate that post-to-pre quantity control has been provided using the same method of calculations for both pre and post conditions. If PCSWMM is used, please provide the modelling files for review. |

| Appendix 'C': Detailed Design Comments | | | | |
|--|---|---|---|--|
| | <u>TRCA Comments (June 25, 2018)</u> | <u>TRCA Response (October 4, 2018)</u> | <u>TRCA Comments (June 20, 2019)</u> | <u>TRCA Comments (October 24, 2022)</u> |
| | | | | <i>The Hydrologic and Hydraulic Analysis Memo</i> dated March 19, 2021, demonstrates the impacts of developing 10 Bevan lands without quantity control. Please confirm that the intention of the development is to provide post-to-pre control as per the <i>Stormwater Management Report</i> , dated May 19, 2022. |
| 5. | An OGS unit is proposed to treat the runoff from the impervious surfaces. TRCA has taken a position parallel to the City of Vaughan where by OGS units, regardless of manufacturer, as a stand-alone measure can achieve up to a 50% TSS removal. As TRCA requires 80% TSS removal, please provide additional water quality control measures. | CB Shields have been included in the design on the road catch basins. TRCA supports the implementation of CB shields, however doesn't feel that they provide much additional water quality benefit when used in series with an OGS as they provide removal of similar contaminants. However, as infiltration trenches have also been proposed at all catch basins, the treatment train approach including CB Shields, infiltration and an OGS unit satisfies TRCA's water quality requirement. The comment has been addressed. | Comment remains addressed. | Please clarify how the level of imperviousness for 7 Bevan was determined as it was used in the quantity and quality calculations. Further, please consider whether the infiltration trench proposed to provide additional treatment after the OGS unit can be sized to include 7 Bevan drainage as well such that the treatment train approach for 7 Bevan can also occur downstream of the OGS unit. |
| 6. | Please revise the SWM report to add discussion on erosion control. If this site is not draining to a SWM facility that provides erosion control, the criteria of 5 mm on-site retention applies. Please note that although a large infiltration trench is proposed, a large portion of impervious area on the site is not directed to any on-site retention measures. As the erosion control requirement applies to all impervious surfaces please include additional measures to capture more of the site. | No discussion has been added to the report to discuss erosion control. Erosion control has however been addressed through the water balance for the site. It is noted on page 10 of the SWM report that 1mm is acceptable for initial abstraction on impervious areas which is contrary to TRCA's SWM guideline. However, as the infiltration LIDs proposed are sized to collect the 8.2 mm storm event (roadway area) and the 19 mm event (rear yard trench) TRCA does not require the calculations to be redone at this stage. Please note however for future submissions the report should discuss erosion control and should not mention initial abstraction for impervious areas when discussing 5 mm on-site retention. | A water balance discussion has been added to the report. This addresses the previous comment. | No further action required. |
| 7. | It is noted that the water balance criterion is for on-site retention of runoff from the 5 mm storm. Please note that this site falls within WHPA-Q which requires post-development infiltration match pre-development infiltration values. Please revise the water balance section and calculations to ensure the measure proposed achieve this criterion. Please ensure all information is consistent between the Hydrogeological Report and SWM report. | The SWM report has been revised to include a discussion on post-to-pre water balance for the site. This addresses the previous comment. | Comment remains addressed. | No further action required. |
| 8. | TRCA staff strongly encourage the integration of Low Impact Development techniques into the urban road cross section design. | No response required. | No response required. | No further action required. |

Appendix 'C': Detailed Design Comments

| | TRCA Comments (June 25, 2018) | TRCA Response (October 4, 2018) | TRCA Comments (June 20, 2019) | TRCA Comments (October 24, 2022) |
|--|---|---|--|---|
| | <p>LIDs not only bolster the overall stormwater management strategy of the site but also add to the character and aesthetics of the neighborhood. Some LID opportunities could include boulevard bioretention, stormwater planters, curb extensions, permeable sidewalk, perforated pipes etc. Please refer to the Sustainable Technologies LID Opportunities in Road ROW document for further assistance. https://wiki.sustainabletechnologies.ca/wiki/LID_opportunities_in_road-right-of-ways</p> | | | |
| Environmental Impact Assessment | | | | |
| 9. | <p>While TRCA has no objection to the filling of the off line pond, it does provide ecological benefit to the Natural Heritage System. Upon review of the system, it is the opinion of TRCA that this is a great ecological restoration and enhancement opportunity. A typical approach at TRCA for enhancing the ecological quality of offline ponds is to convert the open aquatic area into a wetland with a range of water depths and vegetation communities through landscape contouring, plantings, seeding and habitat structures. Despite the suggestions within the Environmental Impact Study (EIS), it is more than likely that there are a variety of reptiles, amphibians, fish, birds and invertebrates currently utilizing the pond and the removal of this feature would displace this habitat completely.</p> <p>TRCA staff recommend a hybrid approach to filling the pond, whereas some filling of the pond could be done in efforts to facilitate the conversion of the open water aquatic habitat into a diversity of vegetation communities and water depths. The restoration of the pond should exhibit wetland characteristics and include riparian areas, fringe areas, emergent zones, submerging zones and a deep water component; complete with 100% native planting coverage of a diversity of trees, shrubs, seed mix and habitat structures (e.g. basking logs, nest boxes, debris piles etc.) in efforts to enhance upon existing conditions rather than complete removal.</p> <p>Please update the EIS to demonstrate how the pond will be enhanced through the development process. Please see Appendix C for TRCA typical wetland restoration detail for further reference. The recommendations developed through the EIS will be utilized at the detailed design stage.</p> | <p>TRCA staff appreciate the willingness of the proponent to undertake a restoration program for the Open Space lands and are pleased to continue to work closely with the proponent and their consulting team to develop a diverse and robust naturalization design for the pond and surrounding area. It is TRCA's expectation that the area will be fully restored to a natural, self-sustaining state. That being said, TRCA staff do not currently have a sufficient level of information to formally agree upon the conceptual restoration design for the Open Space area as proposed in WSP's memo, dated August 13, 2018. The extent, form and composition of the restoration/compensation areas (i.e., wetlands, riparian zone, upland forest) needs to be justified through scientific analysis that is technically defensible and clearly demonstrates how the proposed design will provide adequate protection and enhancement of the Natural System that currently exists on the site and along this reach of the West Don River valley system.</p> <p>Moving forward, TRCA staff requires a EIS addendum focused specifically on providing justification for the conceptual restoration design and to discuss the impacts of the flood plain manipulation, trail alignments, storm water management infrastructure, buffer configuration, development limits etc., so staff can make an informed decision on the appropriateness of the development design.</p> | <p>The EIS illustrates a constructed wetland with a 30 m buffer from the wetland to the limit of development. Please note that this is an inaccurate portrayal of the <i>Natural System</i> as it has been previously determined that the limit of development would be the revised flood plain plus a 10 m buffer. As such, it is the opinion of TRCA staff that the entirety of the manipulated flood plain associated with the pond be enhanced to a wetland community and that the 10 m buffer from the flood line be planted with upland species in a buffer configuration. Please update the EIS to show the limits of the proposed flood plain and ensure this area is naturalized to a wetland community. Moreover, please ensure the 10 m buffer from the flood line is planted with appropriate species in a buffer configuration.</p> | <p>Comment remains to be addressed as a part of detailed design/permit process.</p> |

Appendix 'C': Detailed Design Comments

| | TRCA Comments (June 25, 2018) | TRCA Response (October 4, 2018) | TRCA Comments (June 20, 2019) | TRCA Comments (October 24, 2022) |
|---|--|--|---|--|
| 10. | Please note that some drawings show a trail within the valley however, the impacts and appropriateness of the trail within the valley has not been discussed within the EIS. Update the EIS to determine if a trail within the valley is appropriate and if deemed to be required, ensure that at a functional level it is sited in a manner that minimizes impacts to the Natural Heritage System to the greatest extent possible and is compensated for of sufficient scope and scale. | See comment 9 above. | Please note that some of the figures still show a trail to be constructed by others within the valley slope on the west side of the watercourse and through the Significant Woodland. The EIS has not discussed an appropriate location for any future trail alignment. Please ensure that there is sufficient space outside of the <i>Natural System</i> is incorporated into the subdivision design to allow for a trail. It is TRCA's recommendation that any future trail be integrated into the road network of the proposed subdivision. The EIS should be updated to speak to an appropriate location of a trail that is ecologically justified and defensible. Please see original comment June 25, 2018. | Comment remains to be addressed as a part of detailed design/permit process. |
| 11. | The site servicing and supporting infrastructure (e.g. SWM Facilities, LIDS, outfalls etc.) associated with the proposed development has not been discussed within the EIS. The EIS should be updated to discuss site servicing and the supporting infrastructure and how it is sited in a manner that minimizes impacts to the Natural Heritage System to the greatest extent possible and is compensated for of sufficient scope and scale. | See comment 9 above. | TRCA continues to encourage that the proposed infiltration trenches be placed into public ownership and outside of the <i>Natural System</i> (i.e., within the road ROW boulevard) to better ensure long term maintenance and operations of the infrastructure. | Comment remains to be addressed as a part of detailed design/permit process. |
| Zoning By-Law Amendment Recommendation | | | | |
| 12. | TRCA policies recommend that lands considered to be part of the natural system, including the 10m buffer, be zoned into an appropriate open space designation. Furthermore, TRCA policies recommend that these lands be conveyed into public ownership, free of all encumbrances, in order to ensure the long term protection and management of the lands. Once the limits of the natural system and associated buffer on the subject property are confirmed by addressing the above noted comments, TRCA recommends that these lands be appropriately zoned into an open space designation and conveyed into public ownership. | No response required. | No response required. | No response required. |



Date: May 16th , 2017

Attention: Carol Birch

RE: Request for Comments

File No.: 19T-17V003 (ZBA)

Applicant: Peter Tommasino, 2281539 Ontario Inc.

Location 10 Bevan Road



COMMENTS:

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

We have reviewed the proposed Application for Zoning By-law Amendment and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

References:

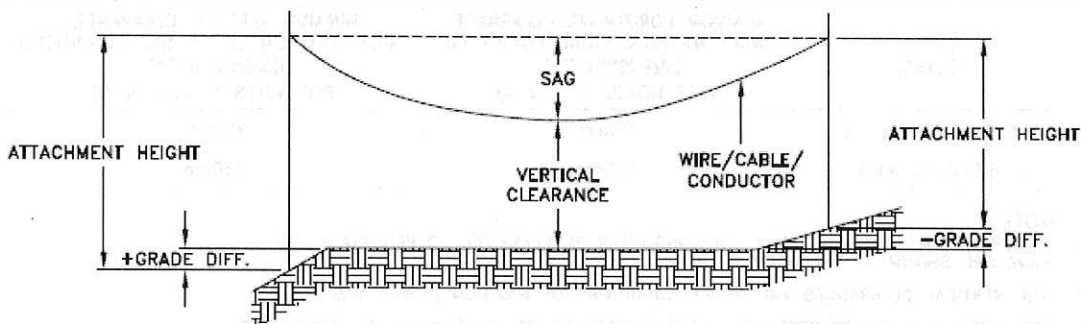
- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Barry N. Stephens
 Commercial & Industrial Services Supervisor
Phone: 1-877-963-6900 ext. 24425
Fax: 905-532-4401
Email: barry.stephens@alectrautilities.com

Mr. Tony D'Onofrio
 Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

| LOCATION OF WIRES, CABLES OR CONDUCTORS | SYSTEM VOLTAGE | | | |
|---|--|------------------------|--------------------------------------|-------|
| | SPAN GUYS AND COMMUNICATIONS WIRES | UP TO 600V AND NEUTRAL | 4.16/2.4kV TO 27.6/16kV (SEE NOTE 1) | 44kV |
| | MINIMUM VERTICAL CLEARANCES (SEE NOTE 2) | | | |
| OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u> | 442cm | 442cm | 480cm | 520cm |
| OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u> | 250cm | 310cm | 340cm | 370cm |
| ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u> | 730cm | 730cm | 760cm | 810cm |



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

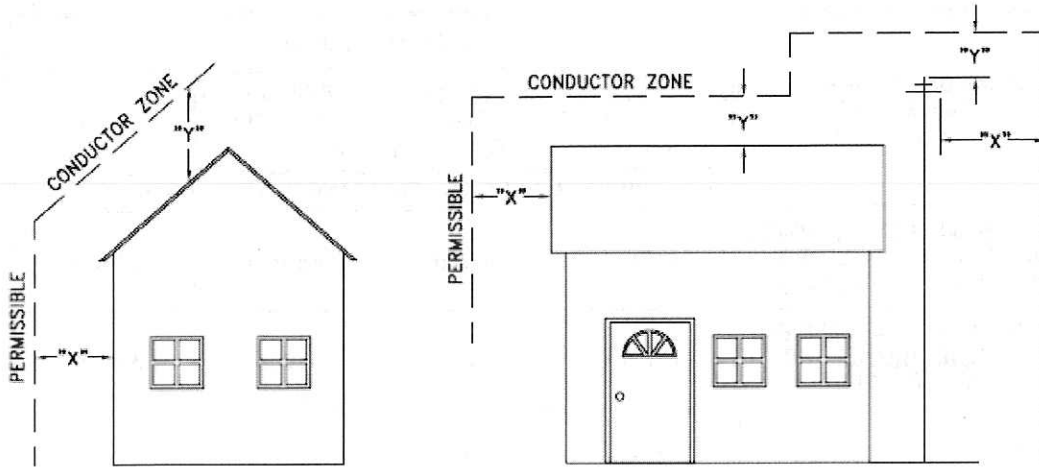
| CONVERSION TABLE | |
|------------------|-------------------|
| METRIC | IMPERIAL (APPROX) |
| 810cm | 27'-0" |
| 760cm | 25'-4" |
| 730cm | 24'-4" |
| 520cm | 17'-4" |
| 480cm | 16'-0" |
| 442cm | 15'-5" |
| 370cm | 12'-4" |
| 340cm | 11'-4" |
| 310cm | 10'-4" |
| 250cm | 8'-4" |

| REFERENCES | |
|-------------------|------------|
| SAGS AND TENSIONS | SECTION 02 |

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

| Certificate of Approval | |
|---|-------------|
| This construction Standard meets the safety requirements of Section 4 of Regulation 22/04 | |
| Joe Crozier, P.Eng. | 2012-JAN-09 |
| Name | Date |
| P.Eng. Approval By: | Joe Crozier |



| VOLTAGE | MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4) | MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5) |
|--------------------|--|--|
| 0-600V AND NEUTRAL | 100cm | 250cm |
| 4.16/2.4 TO 44kV | 300cm | 480cm |

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

| METRIC | IMPERIAL (APPROX) |
|--------|-------------------|
| 480cm | 16'-0" |
| 300cm | 10'-0" |
| 250cm | 8'-4" |
| 100cm | 3'-4" |

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dalwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: *D. Dalwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PowerStream Standards/Standard Design/PowerStream Standards/PowerStream Standards working folder/Section 03-4/03-4 May 5, 2010.doc 10/28/10 10:27:03 AM, Adobe PDF



Date: May 16th, 2017

Attention: Carol Birch

RE: Request for Comments

File No.: 19T-17V003

Applicant: Peter Tommasino, 2281539 Ontario Inc.

Location 10 Bevan Road



COMMENTS:

We have reviewed the Proposal and have no comments or objections to its approval.

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.

We have reviewed the proposal and have the following concerns (attached below)

We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

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

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation. Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

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

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@alectrautilities.com

Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297

Birch, Carol

From: prime@mmm.ca
Sent: Friday, May 12, 2017 3:42 PM
To: Birch, Carol
Subject: Draft plan of subdivision - 10 Bevan Rd.

5/12/2017

Carol Birch

Vaughan

, ,

Attention: Carol Birch

Re: Draft plan of subdivision - 10 Bevan Rd.; Your File No. 19T-17V003

Our File No. 77310

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

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

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

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

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

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

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

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

You are receiving this communication because you are listed as a current WSP | MMM Group contact. Should you have any questions regarding the MMM Group Limited electronic communications policy, please consult our Anti-Spam Commitment <http://mmmgrouplimited.com/anti-spam-commitment>. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wspgroup.com so that we can promptly address your request. This message is intended only for the addressee and may contain information which is privileged, confidential, proprietary, or exempt from disclosure under applicable law. If you are not the intended recipient, you are strictly prohibited from disclosing, distributing, copying, or in any way using this message. If you have received this communication in error, please notify the sender and delete any copies you may have received.

Vous recevez cette communication car vous faites partie des contacts de WSP | MMM Group. Si vous avez des questions concernant la politique de communications électroniques de MMM Group Limited, veuillez consulter notre Engagement anti-pourriel <http://mmmgrouplimited.com/anti-spam-commitment>. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformitelcap@wspgroup.com afin que nous puissions rapidement traiter votre demande. Ce message est destiné uniquement au destinataire et il peut contenir des informations privilégiées, confidentielles ou non divulguables en vertu de la loi. Si vous n'êtes pas le destinataire du présent message, il vous est strictement interdit de le divulguer, de le distribuer, de le copier ou de l'utiliser de quelque façon que ce soit. Si vous avez reçu la présente communication par erreur, veuillez en aviser l'expéditeur et supprimer le message.

NOTICE: This communication and any attachments ("this message") may contain confidential information 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 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.



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

May 11, 2017

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

Dear Carol Birch,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Peter Tommasino, 2281539 Ontario Inc.
10 Bevan Road
Part Lot 19, Concession 4
City of Vaughan
File No.: 19T-17V003 & Z-17-014
Related: PAC-16-023

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

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

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

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

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

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Allison Sadler

Municipal Planning Advisor
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh

Attachment 3 g)



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1
CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1
POSTESCANADA.CA

May 18, 2017

City of Vaughan
Planning Department
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1
Attn: Carol Birch

Reference: File No.: 19T-17V003
Location: Part Lot 19, Concession 4. 10 Bevan Road
Owner: Peter Tommasino, 2281539 Ontario Inc.

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 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.

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Toronto.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

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 locations
- 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

Regards,

Susan Cluff
Delivery Services Officer | Delivery Planning - GTA
1860 Midland Ave., 2nd Fl
Scarborough, ON M1P 5A1
647-203-0529
susan.cluff@canadapost.ca