

**Attachment 11 – Conditions of Site Plan Approval (City of Vaughan)**  
**Site Development File DA.19.016 (2678463 Ontario Ltd. (Cortel Group))**

**Conditions of Approval:**

- 1) THAT prior to the execution of the Site Plan Agreement:
  - a) The Development Planning Department shall approve the final site plan, landscape plan and cost estimate, building elevations, public art strategy, and lighting plan;
  - b) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Rogers, Bell Canada and Canada Post.
  - c) The ultimate conditions for the Subject Lands shall conform to the city-wide Integrated Urban Water Master Plan (IUW-MP) Class Environmental Assessment (EA) Study. The Study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan Review. A Functional Servicing Strategy Report (FSSR) for the Promenade Centre Secondary Plan will be produced through the on-going Master Plan update. Accordingly, external servicing requirements and/or improvements shall conform to the conclusions and recommendations of the City's ongoing Integrated Urban Water Master Plan and associated FSSR service area to the satisfaction of the City.
  - d) The Development Engineering Department shall approve the final grading plan, servicing plan (including interim and ultimate strategies), erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report and Transportation Impact Study.
  - e) The Owner shall have provided the updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced for sanitary sewage, to the satisfaction of the Development Engineering Department.
  - f) The Owner shall have provided the updated water servicing analysis and related drawings to demonstrate that the Subject Lands can be adequately serviced by water, to the satisfaction of the Development Engineering Department.
  - g) The Owner shall enter into a Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include

any required easements and/or additional lands within and/or external to the draft plan, to the satisfaction of the City.

- h) The Owner shall convey to the City, the lands required for the creation of all required stormwater management blocks, any necessary municipal roads and municipal right-of-way(s) surrounding the Subject Lands and shall prepare and register the associated reference plan at their expense, all to the satisfaction of the Development Engineering Department.
- i) Following the creation of municipal roadway and right-of-way or when requested by the City, any temporary access driveway shall be removed complete with boulevard and road restoration to the satisfaction of the City and Region. The Owner shall agree to provide the necessary financial security in the form of a Letter of Credit, for this work, all to the satisfaction of the Development Engineering Department.
- j) The Owner shall decommission any temporary services constructed for the development and provide the necessary financial security in the form of a Letter of Credit for this work, all to the satisfaction of the Development Engineering Department.
- k) The following terms and conditions, as outlined in Items No. (i) to (v), are subject to City of Vaughan requiring a Discharge Approval, where applicable.
  - i) The Owner shall install all works to carry out the Private Groundwater Discharge (“Discharge and Related Works”) in accordance with the terms and conditions of the Discharge Approval, all to Vaughan’s satisfaction. Furthermore, the Owner shall ensure that all Discharge and Related Works are in good standing with the Discharge Approval.
  - ii) Prior to registration of the condominium on the Lands, the Owner shall ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating to Vaughan’s satisfaction.
  - iii) Upon registration of the condominium on the Lands, the Owner (which shall then be the condominium corporation) shall apply for and obtain a renewal of the Discharge Approval within thirty (30) days of registration or prior to the expiry date on the Discharge Approval, whichever occurs first, such that the Owner (condominium corporation) shall assume and become responsible for the Discharge Approval and the Discharge Related Works.
  - iv) Fees related to Discharge Approval renewals shall apply in accordance with the City’s Sewer Use By-law 130-2022, as amended.
  - v) Upon the Owner’s application to renew the Discharge Approval in accordance with the above Item No. (iii), the Owner shall provide a

report prepared and sealed by a licensed professional geoscientist, in the province of Ontario, attesting that all Private Groundwater Discharge comply with the requirements of the Discharge Approval issued by Vaughan.

- l) The Owner will be required to make an application for excavation and shoring that is required for the development and enter into an agreement and/or permit as required by the City, including an Encroachment Agreement/permit and payment of the associated fees.
- m) The Owner shall update the Pavement Marking and Signage Plan of the Site to include safety measures such as flashing beacons, signaling/signage system to improve safety of pedestrians, cycling and vehicular activity in the proposed loading space within the pick-up/drop-off (PUDO) area to the satisfaction of the City.
- n) The Owner shall convey Public Access easement to the City to ensure the proposed east-west private road remains open and is accessible to the public including but not limited to the future neighboring properties fronting the subject private road.
- o) The Owner shall provide a Letter of Credit to the City for the costs associated with TDM measures as identified in the Transportation Impact Study Addendum including the costs for two (2) follow-up travel surveys (\$5,000) as part of TDM monitoring plan.
- p) Portions of the subject property are within TRCA's regulated area. A TRCA permit pursuant to Section 28.1 of the Conservation Authorities Act is required for any development or site alteration within the regulated area. Further details related to TRCA's permitting requirements have been provided in Appendix 'B' for the proponent's reference
- q) Complete Permit Application pursuant to Section 28.1 of the Conservation Authorities Act. The application can be downloaded from the following website:  
[https://trcaca.s3.ca-central-  
.amazonaws.com/app/uploads/2024/04/30134207/FA-TRCA-Development-  
Permit-Application-Form.pdf](https://trcaca.s3.ca-central.amazonaws.com/app/uploads/2024/04/30134207/FA-TRCA-Development-Permit-Application-Form.pdf)
- r) A digital copy of the following finalized plans/drawings are required:
  - 1. Civil Engineering Drawing Set (i.e., Grading, Servicing, ESC, details, and crosssections).

- s) Permit review fee of \$11,355 (Works on Subdivision Lands, Commercial, Industrial and Institutional Properties – Standard). TRCA’s fee schedule can be found by visiting the following site: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/04/19135104/DevelopmentPermittingFeeSchedule-20221124.pdf>
  - t) The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board. A clause for the payment of Development Charges is included as a standard condition in the Site Plan Agreement/LOU.
  - u) An updated noise report is required prior to the execution of the Site Plan Agreement. The Owner shall agree to implement the noise mitigation measures and recommendations outlined in the updated noise report into the design and construction of the buildings on the 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.
  - v) The City requires a Phase One ESA Update (the scope of which would be up to the professional opinion of the consultant's Qualified person, but may be a brief letter report) to confirm that there are no material changes to the site or surroundings since the RSC filings were completed, given the duration of time that has since elapsed.
- 2) THAT the Site Plan Agreement shall include the following conditions and warning clauses, to the satisfaction of the City:
- a. Purchases/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.
  - b. Purchasers and/or tenants are advised that the future roads will be constructed in accordance with the Concord GO Centre Secondary Plan and the approved Draft Plan of Subdivision to facilitate the development of adjacent lands.
  - c. “Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of

the rail facilities on such right-of-way in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of way." This warning clause shall be included in all Purchase and Sale Agreements and Condominium Agreement(s), and the Condominium Declaration document(s)."

### Warning Clauses

- "Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately cease all construction activities and immediately notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division."
- "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division."



Corporate Services  
Community Planning and Development Services

May 6, 2024

Carol Birch,  
Planner, Development Planning  
City of Vaughan

Emailed to: [carol.birch@vaughan.ca](mailto:carol.birch@vaughan.ca)

Dear Ms Birch:

**Re: 1<sup>st</sup> Submission Site Plan Comments**  
**Phase 1 – 1890 Highway 7**  
**City of Vaughan**  
**Town File No.: DA.19.016**  
**Our File No.: SP.24.V.0059**

The Region is in receipt of a Site Plan submission dated April 11, 2024.

It is noted that for the City this application is a continuation of the 2019 Site Plan application submitted by the Liberty Corporation. For the Region this is a new Site Plan application and has been assigned a new Regional Site Plan file number.

The Region deems this submission complete and has no objections to the City issuing a notice of complete submission to the Owner. **Section A** outlines the requirements Owner must satisfy prior to the Region issuing Site Plan approval. **Section B** outlines the requirements the Owner must satisfy prior to a **Construction Approval** for the commencement of construction (site alteration, hoarding, excavation, shoring, crane swing and construction). **Section C** outlines the requirements the Owner must satisfy prior to execution of the **Site Plan Agreement** with the Region.

**Section A: Requirements be satisfied prior to issuance of a Regional site plan approval**

1. The Owner shall be in receipt of City approvals for the Official Plan Amendment (OP.24.002) and Zoning Bylaw Amendment applications (PAC.23.022). The comments in this letter are provided on a without Prejudice basis to assist the Owner in obtaining Site Plan approval after obtaining the Official Plan Amendment and Zoning By-Law Amendment application approvals.
2. The Owner shall have satisfied all Regional Draft Plan of Subdivision conditions – including obtaining Engineering Approval for the construction and signalization of Street B, the implementation of bus-bays, the implementation of streetscaping, and the installation of services in Highway 7.

### **General Comments:**

3. The Owner shall submit a **Response Matrix** explaining how each comment has been addressed – including comments on red-line drawings. The resubmission should include 1 digital copy.

### **Financial Requirements**

4. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
5. This application is subject to payment of the Region's development review fees identified in York Region Fee By-law 2020-04, as amended. **The fee for application review is \$11,000.00 minimum or 7% of the estimated cost of works on the York Region road allowance, whichever is greater.** The Region acknowledges receipt of the \$11,000.00 review fee.
6. The Owner shall submit a detailed itemized **cost estimate** of all aboveground and below ground works to be undertaken in road allowance of Highway. Upon receipt of a complete submission the cost estimate will be used by the Region to prepare a final Financial Request Letter that will outline all Fee, Insurance and Security Deposit requirements for the approval of this application.
7. The Owner is advised that the following financials may be requested and should only be submitted to the Region after receiving a final Financial Request Letter:
  - Security Deposit to secure for development works within the road allowance of Hwy 7. Minimum Security is \$20,000.
  - Certificate of Insurance
  - Final Site Plan review fee based on 7 % of estimated cost of works within road allowance minus minimum fee already paid.
  - \$ 2,200 for the preparation of an Encroachment Permit
  - \$ 2,400 for the preparation of the Site Plan Agreement
8. The Owner is advised that development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements at the date the Financial Request Letter is prepared.

## Transportation

9. Transportation comments will be provided under the LOPA application. Prior to Site Plan approval all transportation comments need to be addressed to the Region's satisfaction.
10. The following comments need to be addresses either through the Site Plan or the Draft Plan of Subdivision:
  - a) While it appears that the proposed development will provide for active transportation facilities along the frontage of Highway 7, it doesn't appear that these facilities connect further west, such as Tim Hortons to the west. The Transportation consultant shall review opportunities and provide an interim design to provide a sidewalk within the existing underpass structure underneath the railway tracks. The Region would require a preliminary design that considers opportunities to fit a sidewalk, with railings, along the northern side of Highway 7 by adjusting pavement markings.
  - b) Furthermore, the transportation consultant shall also provide pavement marking and signage plans for the proposed intersections along Highway 7 which demonstrate how pedestrians and cyclists can traverse safely across the frontage of the subject site. Dismount signs should also be identified as the active transportation facility as it approaches the railway underpass.
  - c) Regarding the Transportation Considerations report, it should be noted, that it is at the discretion of the Region to deploy funds collected through DC credits to support the various TDM measures. As such, any recommendations for PRESTO funding by the Transportation Consultant will be borne by the developer. The Region typically recommends that applicants provide a PRESTO incentive of 3 months to assist new residents in establishing a higher modal choice, and at a minimum of 1 month. At the moment a monthly transit pass is approximately \$155. It is recommended that the consultant consider inflationary increases pending the timing of the proposed phase of development.
  - d) Prior to final approval, the applicant will need to submit an updated TDM implementation strategy and shall include but not limited to the following:
    - Provide an updated review current modal splits and targeted modal splits assume in the trip generation analysis.
    - Provide a TDM checklist. The TDM checklist shall summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations. Estimated costs for any items that are provided by the Region or the Municipality shall be identified as "TBD" (To be determined).
    - The TDM Implementation Plan shall also include a TDM communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards.



The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 4 hours of staff time, can serve approximately 100 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2 months' notice.

### **Landscaping/Streetscaping**

11. The Region will permit landscaping and streetscaping – inclusive of terraced walls and stairs with the road allowance of Highway 7 between the 22.5m off-set line (from the centerline of construction) and the existing property line on the following conditions:
  - a) The Owner obtains an Encroachment Permit prior to Site Plan approval.
  - b) That Condominium Agreement/Declaration for each condominium contains suitable clauses wherein the Condominium assumes all obligations with respect to the ongoing maintenance of all streetscaping with the zone between the 22.5 m offset line and the Highway 7 road allowance limit. The Region will provide the wording when providing Draft Plan of Condominium conditions.
12. Work within the boulevard between the Highway 7 curb and the 22.5 m offset line will be reviewed and approved under a separate Engineering file (ENG.19.V.0015) associated with the subdivision application.
13. Natural Heritage and Forestry resources can be found on York Region's Construction Design Guidelines and Standards web page ([www.york.ca/standards](http://www.york.ca/standards)) within the Street Tree and Horticultural Design Guidelines and Standards section. It is the Applicant's responsibility to ensure the latest versions of all resources are referenced and used to complete the development application's landscape package.

•  
***Tree Inventory, Tree Protection Plan and Arborist Report***

14. Section 7.2. Remove language indicating an exemption for the species Black Locust, Manitoba Maple and Scots Pine. Exemptions of these species have been made in the past based on specific site context and which not applicable to this application. Please include an updated table calculating the replacement plantings required based on proposed removals.

***Landscape Plans***

15. As mentioned Highway 7 improvements within the limits of the 22.5m centerline of construction will be reviewed and commented on under a separate engineering file to the Region. Landscape Plans associated with this engineering file are to address previous comments issued and coordinated amongst numerous Region and City stakeholders under Region File ENG.19.V.0015. The attached concept / redlines and supporting as-builts from the adjacent H2VMC corridor have been attached to these comments for the Applicant's reference as the Highway 7 design progresses.

16. York Region Natural Heritage and Forestry has no comments on the proposed plant material, including trees, and supporting infrastructure proposed north of the 22.5-meter centerline of construction along Highway 7 as these items will not be owned or maintained by York Region Forestry and will ultimately be the exclusive responsibility of the Condominiums.

### **Servicing Capacity Allocation**

17. Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation for the existing capacity assignments to date, then the development may require additional Regional infrastructure based on the conditions of future capacity assignment.
18. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
- a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this site plan.
  - a copy of an email confirmation by the City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of request for Regional clearance of this condition.
19. It is the Region's understanding that lands located in and around the Concord GO Station Mobility Hub planning area are contemplating higher density growth than planned in the recently adopted Regional Official Plan. Please note that the Region's recently completed 2022 Water and Wastewater Master Plan has not considered the level of intensification proposed. As such, the potential impact of proposed growth in this area (and upstream and downstream areas) on the Regional infrastructure system must be monitored and addressed through various capacity management tools which include: the capacity assignment program (managed in collaboration with local municipalities), future master plan studies, phasing of growth in alignment with available capacity, etc. At this time, the Region's servicing capacity commitment remains within the limits of currently assigned capacity to the City of Vaughan. It is in the City's jurisdiction to allocate the Region assigned capacity to individual developments based on their growth priorities.

### **Site Servicing**

20. The sanitary sewer connection to MH 43, and any new sanitary sewers, storm sewers and watermains within the Regional road allowance of Highway 7 will be reviewed and approved under a separate Engineering file (ENG.19.V.0015) associated with the subdivision application.

21. A hydrant test was conducted by Aquazition in August 2017 and the results indicate that there is sufficient pressures and flows to service this development. As it has been about 7 years since the previous hydrant test, the Region recommends an updated hydrant test, as available pressures and flows may have changed.

### **Source Water Protection**

22. The Owner is advised that the Site is in an identified area of concern due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability. As such, the Region recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at sewerusebylaw@york.ca for a dewatering permit, if required.

### **Utilities**

23. The Owner is advised that the Engineering Approval will be conditional on the Owner agreeing to the following:
  - i. That the Owner shall be responsible for determining the location of all utility plants within the Regional right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner shall review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
  - ii. That if this site requires any service installation, connection or relocation, including hydro, telecommunications, gas, cable, water, sewers, etc. within the Regional right-of-way, the Owner shall inform the affected utility company of the requirement to obtain approval from the Regional Community Planning and Development Services Branch. The Owner shall also contact Matthew Aylett, Utilities Plans Coordinator at (905) 830-4444 extension 75959.

**Section B: Requirements be satisfied prior to the commencement of construction.**

24. The Owner shall be in receipt of City approvals for the Official Plan Amendment (OP.24.002) and Zoning Bylaw Amendment applications (PAC.23.022).
25. The Owner shall submit all the following documents, drawings and/or reports – that are to the satisfaction of the Region:
- Erosion and Sediment Control Plans
  - Permanent and Temporary Dewatering Plans
  - Hoarding Plan
  - Crane Swing Plan
  - Shoring Plan and Profile
  - Construction Management Plans
  - Civil and Electrical design of construction access (if required)

**Dewatering**

26. The Owner shall submit **Dewatering Plans**, to the satisfaction of the Region, for the proper assessment, design, and supervision of temporary and permanent construction dewatering on the subject property. The assessment, design and construction of the construction dewatering system(s) shall be based on conservative estimates of groundwater levels given that current groundwater levels may be influenced by third-party groundwater control systems in the area.
27. If temporary dewatering discharge is proposed to a Regional storm sewer or any sanitary sewer the Owner will be required to obtain a dewatering discharge permit is required from the Region's Environmental Service Department prior to the commencement of dewatering. A dewatering permit application is available online at [www.york.ca /seweruse](http://www.york.ca /seweruse) or by contacting 905-830-4444 extension 75097.

**Hoarding, Shoring and Crane Swing**

28. The Owner shall submit a plan/s showing the location and details of **Construction Hoarding, Fencing and Overhead Pedestrian Protection (if required)**. Prior to the implementation of approved Construction Hoarding/Fencing/Pedestrian Protection within the Regional right-of-way the Owner shall be in receipt of an **Encroachment Permit** from the Region.
29. The Owner shall submit, certified by a qualified professional engineer, plan and profile drawings of the Shoring System. No part of the shoring system with the exception of tiebacks shall encroach into the Regional right-of-way. Prior to the implementation of approved tiebacks within the Regional right-of-way the Owner shall be in receipt of an **Encroachment Permit** from the Region

30. If a construction crane will swing over the ultimate right-of-way of Highway 7 the Owner must submit plans showing the limits of crane swing and load swing paths. Approved Crane Swing over the Regional right-of-way and/or Easements will require an encroachment agreement/permit between the Region and the Owner.

### **Construction Management**

31. Construction access shall be obtained from Highway 7 at the location of Street B after installing a temporary or permanent traffic signal. It is recommended that prior to the commencement of construction of Phase 1 the Owner constructs Street B and the ultimate signalized intersection with Highway 7.
32. The review and approval of the Street B intersection design and the signalization thereof will be done under Engineering file ENG.19. V.0015.associated with the subdivision application.
33. The Owner shall submit to the Region's satisfaction a Construction Management Plan for each phase of construction (excavation, shoring, foundations and superstructure) that contains information on:
  - i. Location of the Site Trailer and other amenity structures
  - ii. How trucks will route to and from the site, where they will queue, where they will enter the site, where they will load/off-load materials, and where they will exit the site. – with due consideration that no queuing and/or loading/off-loading will be permitted from the travelled portion of Highway 7.
  - iii. Details on where construction personnel will park private vehicles – with due consideration that no parking will be permitted within the right-of-way of Highway 7 – neither in the travelled portion nor on the boulevard of Highway 7.
  - iv. Details on storage area for materials
  - v. Details on the anticipated construction schedule

### **Permits**

34. The Owner is advised that no site alteration and/or development works can commence within the road allowance of Highway 7 without a Road Occupancy Permit (ROP) from the Region's Corridor Control Group with the Roads and Traffic Operations Branch. The Road Occupancy Permit will be released once the contractor has supplied proof that the proposed works have received Engineering/Site Plan approval from Development Engineering and that the Region is in receipt of Securities and a Certificate of Insurance from the Owner to the satisfaction of the Commissioner of Finance
35. The Owner is advised that the following features may encroach into the road allowance of Highway 7 and will require and an encroachment permit from the Region prior to Construction approval:
  - Tie-backs

- Crane Swing
- Dewatering equipment
- Shoring and Hoarding

36. Once in receipt of final drawings and the requirements listed below the Region will prepare the Encroachment Permit and the Owner for execution.

- A Certificate of Insurance (details will be provided in final Financial Request Letter);
- A cheque in the amount of \$2,200.00 made payable to The Regional Municipality of York representing Community Planning and Development Services' fee required for permitting the encroachment as set out in Bylaw No. 2010-15.
- A registerable legal description of the Region's lands upon which the Owner intends to encroach (include copy of Parcel Register (PIN) and Block Map).
- The registered Owner's name and a registerable legal description of its lands (include copy of Parcel Register (PIN) and Block Map).
- A drawing or reference plan clearly indicating the encroaching items and the extent of the encroachment within the regional road allowance.

**Section C: Requirements be satisfied prior to the execution of the Site Plan Agreement**

37. The Owner shall have received Site Plan Approval and Construction Approval.

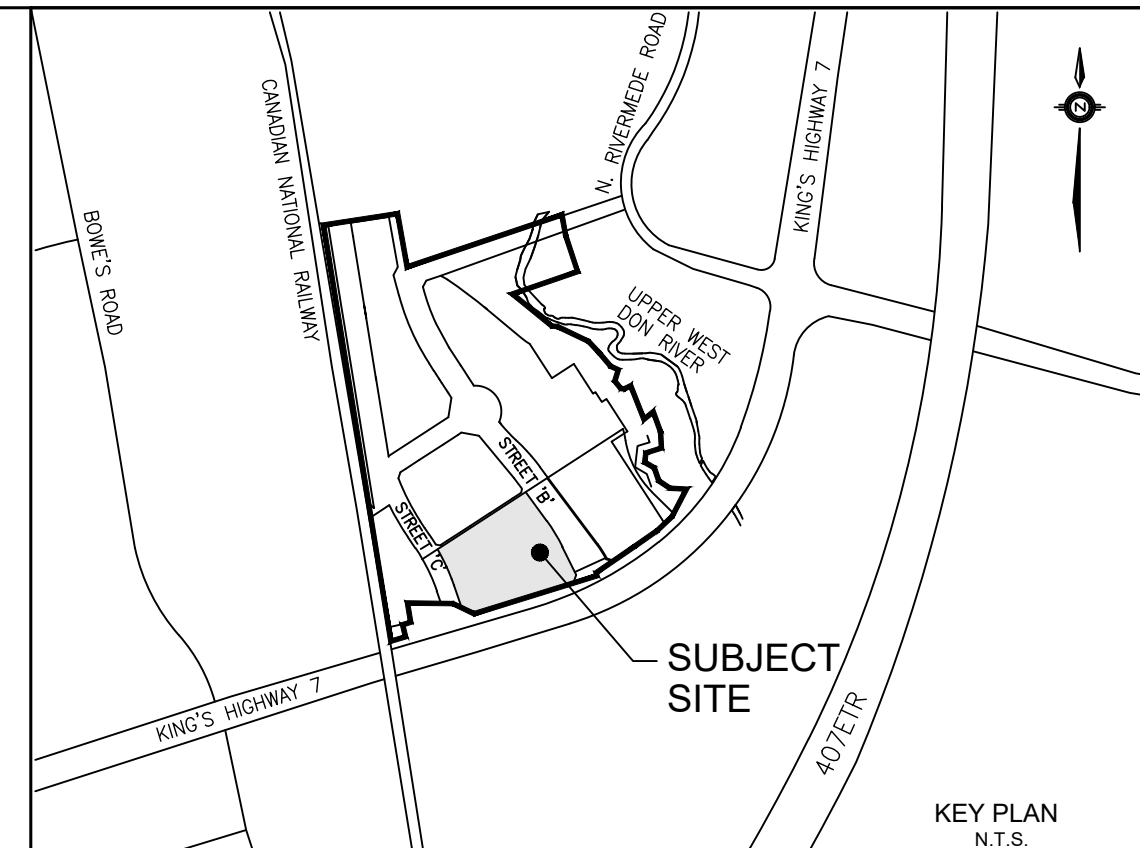
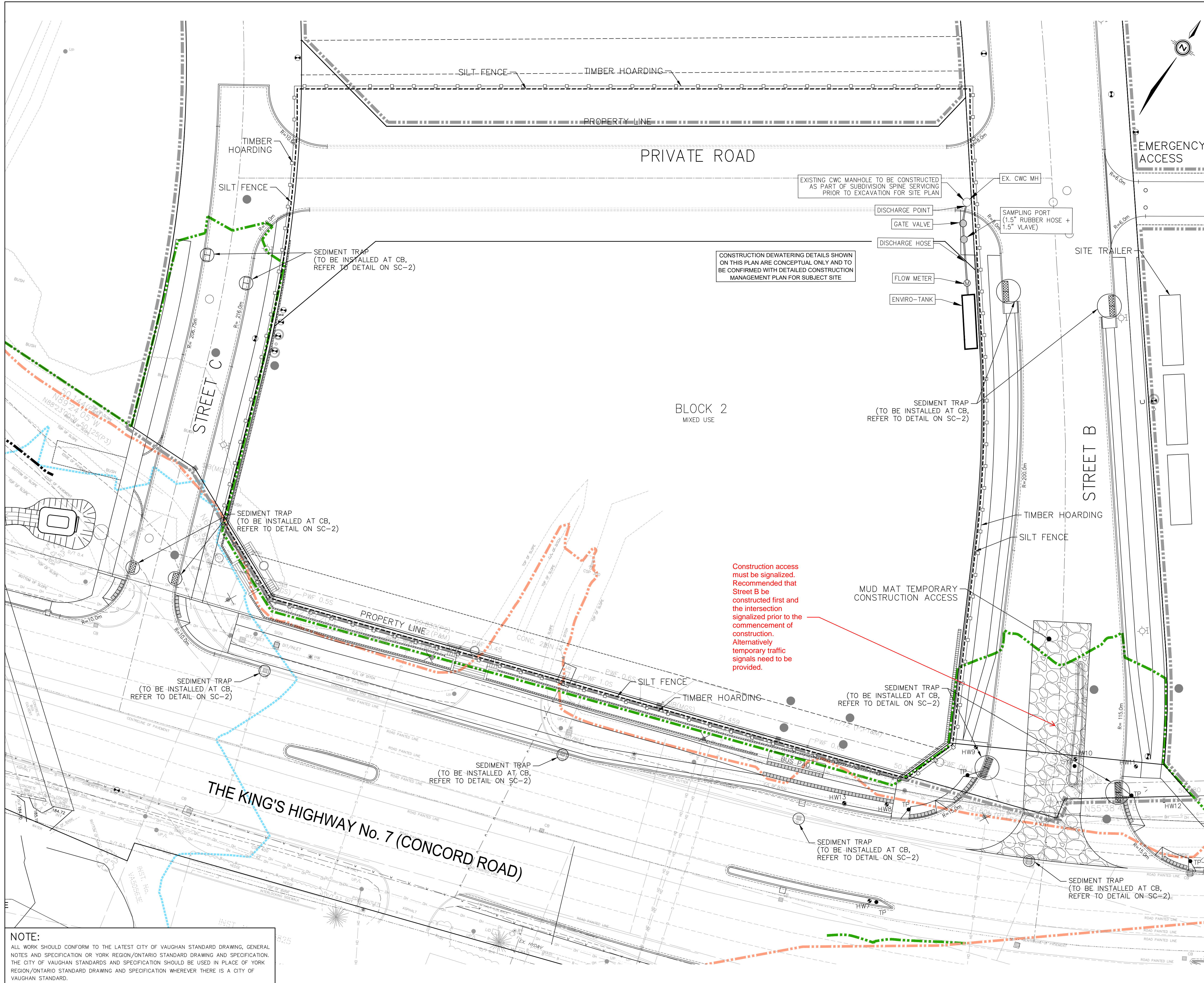
If there are any questions in regard to the above noted application, please contact me at [calvin.mollett@york.ca](mailto:calvin.mollett@york.ca).

Sincerely,

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

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

Attachments



**NOTES:**

1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMANS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK TRANSPORTATION SERVICES DEPARTMENT. GRASSED AREAS TO BE TOPPED WITH 100mm TOPSOIL AND SODDED AS PER OPSD 216.01. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
3. THIS SILTATION CONTROL PLAN IS CONCEPTUAL. DETAILS OF SILTATION CONTROL MEASURES TO BE CONFIRMED WITH FINAL APPROVED CONSTRUCTION MANAGEMENT PLAN FOR THE SUBJECT SITE AND MODIFIED TO SUIT.

**LEGEND**

- DENOTES CATCHBASIN
- ▣ DENOTES DOUBLE CATCHBASIN
- DENOTES EXISTING STORM MANHOLE
- DENOTES EXISTING SANITARY MANHOLE
- - - DENOTES SILT FENCE
- DENOTES ROW LIMITS
- DENOTES TIMBER HOARDING
- DENOTES EXISTING WATERMAIN
- DENOTES EXISTING GASMAIN
- DENOTES EXISTING OVERHEAD WIRES
- DENOTES EXISTING STREET LIGHT
- DENOTES EXISTING BELL
- DENOTES PRE-DEVELOPMENT REGIONAL FLOODLINE
- DENOTES POST-DEVELOPMENT REGIONAL FLOODLINE
- DENOTES 100-YR FLOODLINE

**BENCH MARK NUMBER: 15-9**  
 ROYAL BANK AT SOUTH-EAST CORNER OF HWY. #7 AND KEELE STREET, NORTH-WEST CORNER OF THE BUILDING, 0.300m EAST OF NORTH-WEST CORNER, 0.100m ABOVE GROUND ON NORTH FACE. #7733 KEELE STREET.  
 ELEVATION: 201.304

No.	DESCRIPTION	H.H.T.	Date
1.	ISSUED FOR SPA SUBMISSION	H.H.T.	04/03/2024

**REVISIONS**

No.	DESCRIPTION	H.H.T.	Date

REGISTERED PROFESSIONAL ENGINEER  
H.H. TOZCU  
100130655  
04/03/2024  
PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCHAEFFERS CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION

\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT ENGINEERING      DATE

**2678463 ONTARIO LTD.**  
 1890 HIGHWAY 7 - PH-1

**SCHAEFFERS**  
CONSULTING ENGINEERS

SCHAEFFER & ASSOCIATES LTD.

6 Ronrose Drive, Concord,  
Ontario L4K 4R3  
Tel: (905) 738-6100  
Fax: (905) 738-6875  
E-mail:  
design@schaeffers.com

**VAUGHAN**

**BLOCK 2**  
**SILTATION CONTROL PLAN**

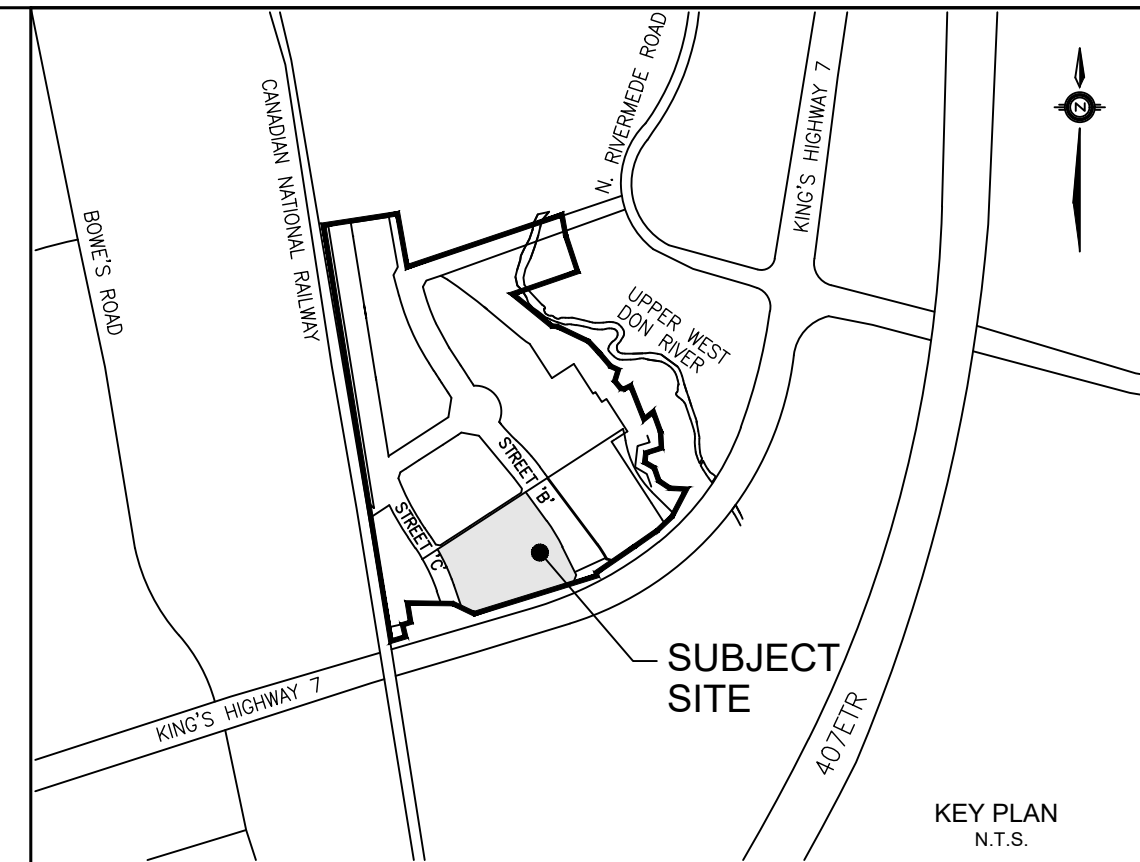
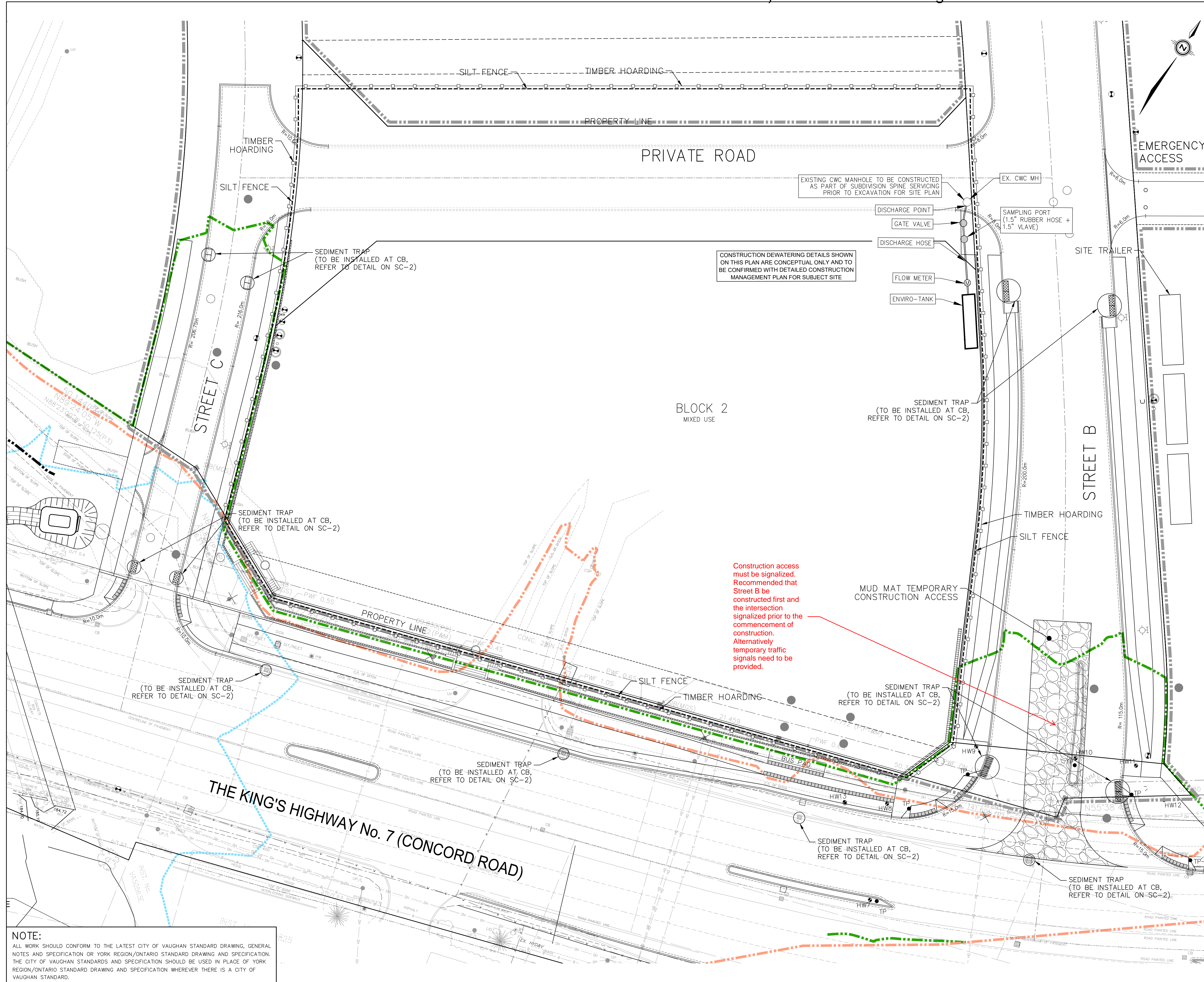
REGION FILE# TBD      CITY FILE: OP.24.002  
 Z.24.006

PROJECT No. 2022-5253	DRAWING No. SC-1
DRAWN BY: K.K.	CHECKED BY: H.H.T.      DATE: APR. 2023
DESIGNED BY: K.K.	APPROVED BY: H.H.T.

SCALE: 1:300      0      5      10      15      20      25      30m

**NOTE:**  
 ALL WORK SHOULD CONFORM TO THE LATEST CITY OF VAUGHAN STANDARD DRAWING, GENERAL NOTES AND SPECIFICATION OR YORK REGION/ONTARIO STANDARD DRAWING AND SPECIFICATION. THE CITY OF VAUGHAN STANDARDS AND SPECIFICATION SHOULD BE USED IN PLACE OF YORK REGION/ONTARIO STANDARD DRAWING AND SPECIFICATION WHEREVER THERE IS A CITY OF VAUGHAN STANDARD.

Construction access must be signaled. Recommended that Street B be constructed first and the intersection signaled prior to the commencement of construction. Alternatively temporary traffic signals need to be provided.



- NOTES:**
1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
  2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMANS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK TRANSPORTATION SERVICES DEPARTMENT. GRASSED AREAS TO BE TOPPED WITH 100mm TOPSOIL AND SODDED AS PER OPSD 216.01. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
  3. THIS SILTATION CONTROL PLAN IS CONCEPTUAL. DETAILS OF SILTATION CONTROL MEASURES TO BE CONFIRMED WITH FINAL APPROVED CONSTRUCTION MANAGEMENT PLAN FOR THE SUBJECT SITE AND MODIFIED TO SUIT.

- LEGEND**
- DENOTES CATCHBASIN
  - DENOTES DOUBLE CATCHBASIN
  - DENOTES EXISTING STORM MANHOLE
  - DENOTES EXISTING SANITARY MANHOLE
  - - - DENOTES SILT FENCE
  - - - DENOTES ROW LIMITS
  - - - DENOTES TIMBER HOARDING
  - - - DENOTES EXISTING WATERMAIN
  - - - DENOTES EXISTING GASMAIN
  - - - DENOTES EXISTING OVERHEAD WIRES
  - - - DENOTES EXISTING STREET LIGHT
  - - - DENOTES EXISTING BELL
  - - - DENOTES PRE-DEVELOPMENT REGIONAL FLOODLINE
  - - - DENOTES POST-DEVELOPMENT REGIONAL FLOODLINE
  - - - DENOTES 100-YR FLOODLINE

**BENCH MARK NUMBER: 15-9**  
 ROYAL BANK AT SOUTH-EAST CORNER OF HWY. #7 AND KEELE STREET, NORTH-WEST CORNER OF THE BUILDING, 0.300m EAST OF NORTH-WEST CORNER, 0.100m ABOVE GROUND ON NORTH FACE. #7733 KEELE STREET.  
 ELEVATION: 201.304

No.	DESCRIPTION	By	Date
1.	ISSUED FOR SPA SUBMISSION	H.H.T.	04/03/2024

**REVISIONS**

REGISTERED PROFESSIONAL ENGINEER  
 H.H. TOZCU  
 10013065  
 04/03/2024  
 PROVINCE OF ONTARIO

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCHAEFFERS CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION

\_\_\_\_\_  
 DIRECTOR OF DEVELOPMENT ENGINEERING      DATE

**2678463 ONTARIO LTD.**  
 1890 HIGHWAY 7 - PH-1

**SCHAEFFERS**  
 CONSULTING ENGINEERS

SCHAEFFER & ASSOCIATES LTD.

6 Rosmore Drive, Concord, Ontario L4K 4R3  
 Tel: (905) 738-6100  
 Fax: (905) 738-6875  
 E-mail: design@schaeffers.com

**VAUGHAN**

**BLOCK 2**  
**SILTATION CONTROL PLAN**

REGION FILE# TBD      CITY FILE: OP.24.002  
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