

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2024

Item 2, Report No. 27 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 24, 2024.

2. TOROMONT INDUSTRIES LTD. ZONING BY-LAW AMENDMENT FILE Z.22.028 DRAFT PLAN OF SUBDIVISION FILE 19T-22V005 8939 HUNTINGTON ROAD VICINITY OF HUNTINGTON ROAD AND RUTHERFORD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 10, 2024:

Recommendations

1. THAT Zoning By-law Amendment File Z.22.028 (Toromont Industries Ltd.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “EP Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-22V005 (Toromont Industries Ltd.) as shown on Attachment 2 BE APPROVED, to permit an employment Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision in Attachment 4; and
3. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V005 (Toromont Industries Ltd.), subject to the conditions set out in Attachment 4, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Committee of the Whole (1) Report

DATE: Tuesday, September 10, 2024

WARD: 2

TITLE: TOROMONT INDUSTRIES LTD.

ZONING BY-LAW AMENDMENT FILE Z.22.028

DRAFT PLAN OF SUBDIVISION FILE 19T-22V005

8939 HUNTINGTON ROAD

VICINITY OF HUNTINGTON ROAD AND RUTHERFORD ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to rezone the subject lands to permit employment uses and protect natural features to facilitate the creation of an employment subdivision as shown on Attachment 2.

Report Highlights

- The Owner proposes to rezone the subject lands to permit employment and open space uses and to facilitate a Draft Plan of Subdivision creating employment, open space, and road widening blocks.
- Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to facilitate the employment subdivision.
- The Development Planning Department supports the proposal subject to conditions as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.22.028 (Toromont Industries Ltd.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “EP Environmental

Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. THAT Draft Plan of Subdivision File 19T-22V005 (Toromont Industries Ltd.) as shown on Attachment 2 BE APPROVED, to permit an employment Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision in Attachment 4; and
3. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V005 (Toromont Industries Ltd.), subject to the conditions set out in Attachment 4, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 8939 Huntington Road (the ‘Subject Lands’). The Subject Lands and surrounding land uses are shown on Attachment 1.

Zoning By-law Amendment and Draft Plan of Subdivision Application have been submitted to permit the proposed development.

Toromont Industries Ltd. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subjects Lands to permit the creation of prestige employment, general employment, open space and road widening blocks (the ‘Development’) as shown on Attachment 2:

1. Zoning By-law Amendment File Z.22.028 to rezone the Subject Lands from “FD Future Development Zone” (‘FD Zone’) to “EM1 Prestige Employment Zone” (‘EM1 Zone’), “EM2 General Employment Zone” (‘EM2 Zone’), and “EP Environmental Protection Zone” (‘EP Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1.
2. Draft Plan of Subdivision File 19T-22V005, as shown on Attachment 2, for a Draft Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Blocks	Land Use	Area (ha)
Block 1	Prestige Employment	2.56
Blocks 2 and 3	General Employment	14.22
Blocks 4-6 and 8-11	Open Space, Natural Heritage Network and Buffer Areas	6.85
Block 7	Road Widening	0.12
Total		23.75

The Owner is required to submit Site Development Applications to facilitate the future development of the Subject Lands, should the Applications be approved. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the Deputy City Manager of Planning and Growth Management for approval.

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

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): January 13, 2023*
- *Location of Notice Sign: Huntington Road*
- *Date of Public Meeting: February 7, 2023, date ratified by Council February 22, 2023*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: September 3, 2024*

No comments from the public were received related to the Applications.

Previous Reports/Authority

Previous reports related to the applications and Subject Lands can be found at the following links:

Block 59 Block Plan Committee of the Whole Report:

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

Toromont Industries Ltd., Public Meeting Report

[February 7, 2023 Committee of the Whole \(Public Meeting\) \(Item 1, Report No. 8\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP 2010, YROP 2022, VOP 2010, and the Block Plan for the Block 59 Area.

Provincial Policy Statement, 2020 ('PPS')

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

Section 2.1 of the PPS sets out the policies for Natural Heritage, indicating that natural features and areas shall be protected for the long term (2.1.1) and that development and site alternation shall not be permitted in natural areas, including significant valleylands, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (2.1.5).

The Applications will implement the employment land use designation in Vaughan Official Plan 2010 ('VOP 2010') by permitting a variety of employment uses on the Subject Lands. The proposed Draft Plan will create large employment blocks that are suitable for a range of development formats, and economic activities. The Applications also protect the natural features on the Subject Lands by rezoning them to the EP Zone, and requiring these lands, and the associated buffers and compensation areas be dedicated to the City for their long-term protection. The Applications are consistent with the PPS.

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

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

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

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The YROP 2022 designates the Subject Lands "Urban Area" on Map 1 – "Regional Structure" and "Employment Area" on Map 2 – "Land Use Designations". The Subject Lands are also identified as containing part of the Regional Greenlands System.

Section 3.1.1 states that the Regional Greenlands System be protected, restored and enhanced and that development and site alteration within the vicinity of the System be controlled. Section 4.3 states that “Employment Areas” are strategic and vital to the Regional economy, are major drivers of economic activity in York Region and are to be maintained and protected to meet York Regions’ forecast and land need requirements and shall be appropriately designated for employment uses in local municipal official plans.

The Applications will facilitate the creation of employment blocks permitting a range of uses and in an area designated for employment land uses, while protecting and enhancing the Regional Greenlands System. The Applications conform to YROP 2022.

VOP 2010

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

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

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

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

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

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

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

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

The Draft Plan shown on Attachment 2 respects the design criteria above by creating a range of lot sizes, and providing appropriate Vegetation Protection Zones (‘VPZs’), valley, and open space blocks. Other design criteria will be evaluated when Site Development Applications are submitted for the development of the blocks. In consideration of the above, the Applications conform to VOP 2010 and the WVEASP.

Block Plan for the Block 59 Area

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

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

Vaughan Council on April 25, 2023, revised the Block 59 Plan through Zoning By-law Amendment File Z.21.025 and Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) by relocating the Stormwater Management Pond W2 to the southeast side of Street ‘G’ and redesignating those lands as General Employment.

Finally, Vaughan Council on April 22, 2024, revised the Block 59 Plan through Zoning By-law Amendment File Z.23.011 (Costco Wholesale Corporation) by deleting ‘Street M’ and Stormwater Management Pond E1 and redesignating those lands as Prestige Employment.

The Block 59 Plan shown on Attachment 3 identifies the Subject Lands as “Prestige Employment,” “General Employment,” “Natural Heritage Feature”, “10 m Buffer”, “Compensation Areas” and “Street F”. The proposed Draft Plan consists of employment blocks, buffer blocks, open space, and valley blocks. The portion of Street ‘F’ located on the Subject Lands will be conveyed to the City through the Spine Services Agreement applicable to the Block 59 Plan West area.

In consideration of the above, the Applications conform to the approved Block 59 Plan. The Owner is required, as a condition of draft plan approval, to submit a letter from the Trustee for Block 59 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Landowners Cost Sharing Agreement. A condition to this effect is included in Attachment 4.

Amendments to Zoning By-law 001-2021 are required to permit the Draft Plan

Zoning:

- FD Future Development Zone by Zoning By-law 001-2021
- This Zone does not permit the Draft Plan
- The Owner proposes to rezone the Subject Lands to EM1 Zone, EM2 Zone, and EP Zone as shown on Attachment 2, together with the following site-specific zoning exceptions to facilitate the Draft Plan:

Table 1:

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone and EM2 General Employment Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Zone and EM2 General Employment Zone Requirement
a.	EM1 Minimum Setback of any building or structure to an OS Zone	20 m	3 m (to an EP Zone)
b.	EM1 Minimum Landscape Strip on any Interior Side and Rear Lot Line abutting an OS Zone	4.5 m	3 m (to an EP Zone)
c.	General Provisions for Long-term Bicycle Parking Spaces	A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.	A long-term bicycle parking space may be located wholly within the building where the principal use is located and for which the bicycle parking space is required, or wholly contained within a structure exterior to the building.
	Zoning By-law 001-2021 Standard	EM2 General Employment Zone Requirement	Proposed Exceptions to the EM2 General Employment Zone Requirement
d.	Definitions – Outdoor Display Area (Block 3)	Means an area located outside of a building and on the same lot as a commercial retail use for the purpose of displaying finished merchandise for sale.	Means an area located outside of a building and on the same lot for the purpose of displaying finished heavy equipment which may be located between a building and a street.
e.	Permitted Uses (Block 3)	An Outdoor Display Area is not permitted	To permit an Outdoor Display Area as an additional permitted use

f.	EM2 Minimum Setback of any building, structure or outside storage to an OS Zone	20 m	3 m (to an EP Zone)
g.	EM2 Minimum Landscape Strip on any Interior Side and Rear Lot Line abutting an OS Zone	4.5 m	3 m (to an EP Zone)
h.	Outdoor Display Area Maximum occupied area (Block 3)	35% of the lot area	400 m ²
i.	Maximum Permitted area of Outside Storage (Block 3)	30%	50%
j	General Provisions for Long-term Bicycle Parking Spaces	A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.	A long-term bicycle parking space may be located wholly within the building where the principal use is located and for which the bicycle parking space is required, or wholly contained within a structure exterior to the building.

The Development Planning Department can support the zoning exceptions identified in Table 1 on a site-specific basis as the proposed uses and site-specific exceptions are consistent with the developments in the surrounding area and conform to VOP 2010. Accordingly, the Development Planning Department can support the re-zoning and site-specific exceptions identified in Table 1.

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Development Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval.

Subdivision Design

The Draft Plan shown on Attachment 2 is to create three blocks for employment uses, valley lands and buffer areas and road widenings. The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 4 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks. "Street F", as shown on Attachment 2, forms part of the Subject Lands, but will be conveyed to the City via the Block 59 Spine Services Agreement, to the satisfaction of the Development Engineering Department

Urban Design

The Urban Design division of the Development Planning Department has no objections to the Applications, and has provided the following conditions of approval which are included in Attachment 4:

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

Built Heritage Resources and Archaeology

Cultural Heritage Staff have reviewed the Applications and determined there are no existing built heritage concerns.

The Owner has submitted Stages 1 through 3 Archaeological Assessments for the Subject Lands. The Stage 3 Archaeological Assessment concluded that archaeological resources in the vicinity of the Subject Lands have been adequately documented and that no further archaeological work is required.

Cultural Heritage Staff have provided conditions of approval respecting standard archaeological clauses, which are included in Attachment 4.

The Development achieves a Bronze Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 24 (bronze level). This score meets minimum threshold requirements.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department supports the Draft Plan, subject to conditions in Attachment 4

The PPSP Department advised that as a result of the Toronto and Region Conservation Authority (the 'TRCA') not assuming ownership of the valley lands, buffers, and compensation areas (Blocks 4-6, and 8-11), these lands will be dedicated to the City. Therefore, the Owner is required to pay a one-time financial contribution for the long-term maintenance of the Natural Heritage Network at a rate of \$5,000/hectare.

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

The PPSP Department has no objection to the Development and has provided conditions of approval in Attachment 4.

The Development Engineering ('DE') Department supports the Development, subject to the conditions in Attachment 4

The DE Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are situated within Pressure District 5 West (PD5W) of the York Water Supply System and water supply will be provided through connections to existing watermain along the perimeters of Block 59. Block 1 on the Draft Plan, west of Rainbow Creek, will be serviced via a connection to the existing watermain (PD6R) in Huntington Road. Blocks 2 and 3 on the Draft Plan, east of Rainbow Creek, will be serviced via a connection to the watermain in future Street F. The proposed service connections are sufficient to provide adequate pressures and flows to service the Subject Lands.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary Servicing

The Subject Lands will be serviced via the existing wastewater sewer on Huntington Road which flows southerly to the existing wastewater sewer on Zenway Boulevard. Block 1 on the Draft Plan will be serviced via the existing sanitary sewer on Huntingwood Road. Blocks 2 and 3 on the Draft Plan will be serviced by a new proposed City-owned 250 mm sanitary service within proposed Street F, as part of the Block 59 subdivision drawings prepared and submitted by others on behalf of the Block 59 West Landowners group.

Based on the current City sanitary operational model, minor surcharging is identified under existing conditions in several segments downstream of the Medallion Boulevard outlet. Surcharging is not permitted per City criteria and a financial contribution from the Owner for downstream improvements to the existing sanitary system, if required, has been included as a condition of approval. The infrastructure improvements will be based on the conclusions and recommendations of the completed Functional Servicing Strategy Report.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing - Stormwater

The proposed stormwater management scheme generally follows the proposed stormwater management strategy of the Block 59 Master Environmental Servicing Plan ('MESP'). Block 1 on the Draft Plan is proposed to adhere to the release rates established per the sub-watershed criteria. It is proposed to provide quality control prior to discharging such that 80% Total Suspended Solids removal is achieved on site. Blocks 2 and 3 on the Draft Plan comply with the approved criteria as set out in the approved MESP. All of the proposed stormwater management facilities will be privately owned

and operated. Detailed designs will be prepared and submitted to the appropriate authorities to secure the necessary approvals with future Site Development Applications.

The DE Department requires the Owner to satisfy the conditions in Attachment 4 to support a complete approval of the proposed SWM strategy.

Environmental Engineering

The Owner has submitted Phase One and Two Environmental Site Assessment ('ESA') Reports, in which two isolated soil exceedances were identified. A Risk Evaluation, signed by a Qualified Person for Risk Assessments (Q^{PRA}), along with an updated reliance letter were provided by the Owner. As outlined in this Risk Evaluation, one of these exceedances was previously remediated, and no further action was considered necessary to address the second exceedance. Environmental Engineering reviewed the Risk Evaluation and updated reliance letter, and are satisfied with both documents and have no further comments.

Transportation Engineering

In principle, Transportation Engineering has no concerns regarding the Draft Plan. An updated traffic study will be required with future Site Development Applications. Final details and comments regarding access(es), parking configuration(s), active transportation and Transportation Demand Management will be provided through future Site Development Applications.

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

The Real Estate Department has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, in accordance with Section 51 of the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect has been included in Attachment 4.

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

The Development Finance Department, Forestry division, Infrastructure Planning and Corporate Asset Management, Parks Infrastructure Planning and Development Department, Alectra Utilities, Bell Canada, Canada Post, Enbridge, Hydro One Networks Inc., have no objections to the Development, subject to the conditions included in Attachment 4.

The By-law & Compliance, Licensing & Permit Services Department, Emergency Planning division, Fire & Rescue Services, Waste Management division, Rogers, have no objections to the Development.

Broader Regional Impacts/Considerations

The Regional Municipality of York ('York Region') has provided conditions of approval

York Region has no objection to the approval of the Applications. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 4.

The TRCA has provided conditions of approval

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

The "Natural Areas" designation recognizes a portion of Rainbow Creek that traverses the Subject Lands. The Draft Plan delineates the valley land and creek, and the related vegetation protection zones as natural heritage system and buffer blocks (Blocks 4, 5, 6) that will be conveyed to the City, and the lands are proposed to be rezoned into the EP Zone under By-law 001-2021 which prohibits development.

The TRCA has no objections to the Applications, subject to their conditions of approval included in Attachment 4 to address outstanding technical requirements.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conform with the Growth Plan, YROP 2022 and VOP 2010, and are appropriate for the development of the Subject Lands. The Draft Plan is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and conditions of approval in Attachment 4.

For more information, please contact Casandra Krysko, Senior Planner, at extension 8003.

Attachments

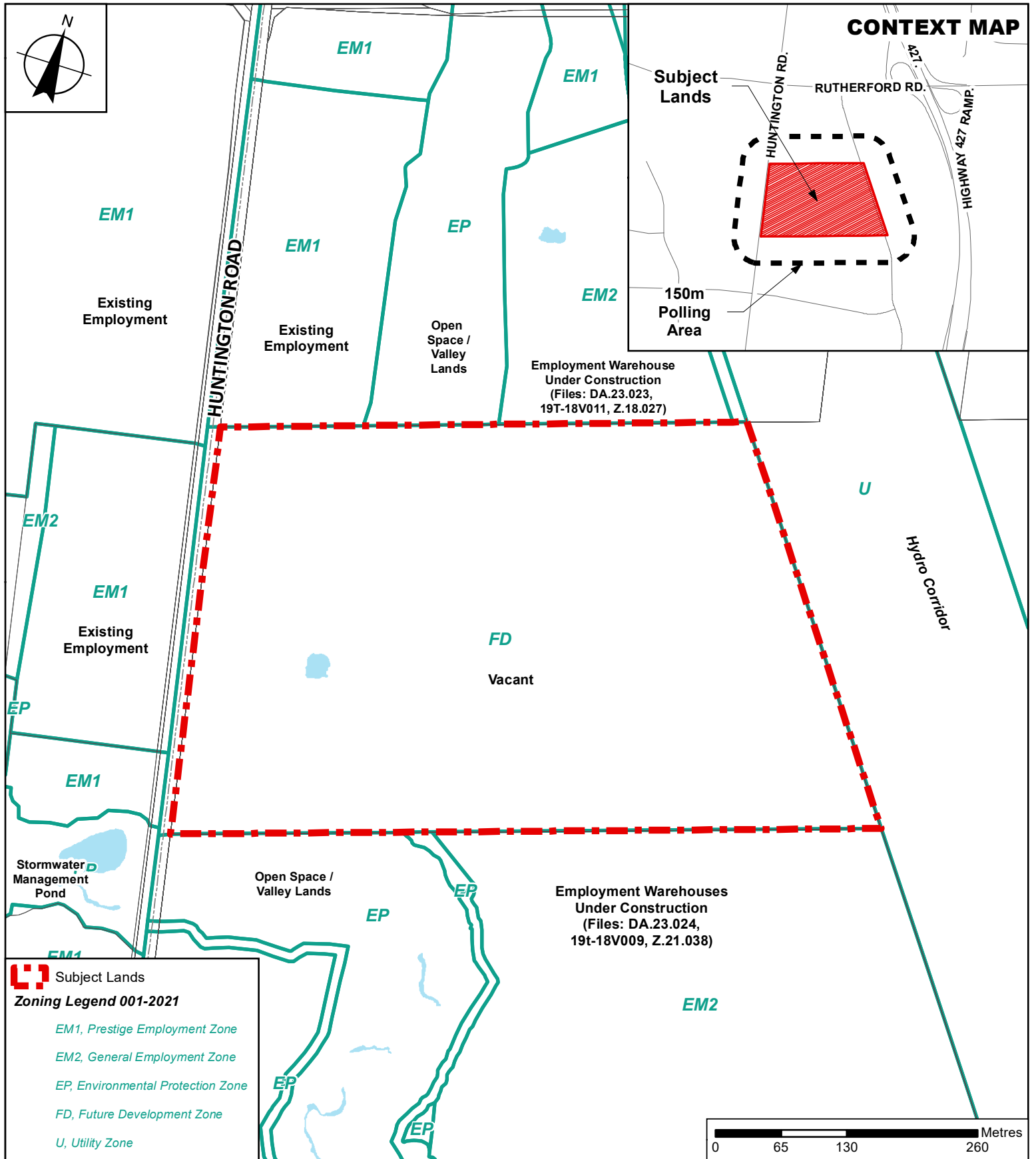
1. Context and Location Map
2. Draft Plan of Subdivision File 19T-22V005 and Proposed Zoning
3. Block 59 Land Use Plan
4. Conditions of Draft Plan of Subdivision File 19T-22V005 (Attachments 4A to 4H)

Prepared by

Casandra Krysko, Senior Planner, ext. 8003

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

Nancy Tuckett, Director of Development Planning, ext. 8529



Context and Location Map

LOCATION:
8939 Huntington Road
Part of Lot 14, Concession 9

APPLICANT:
Toromont Industries Ltd.



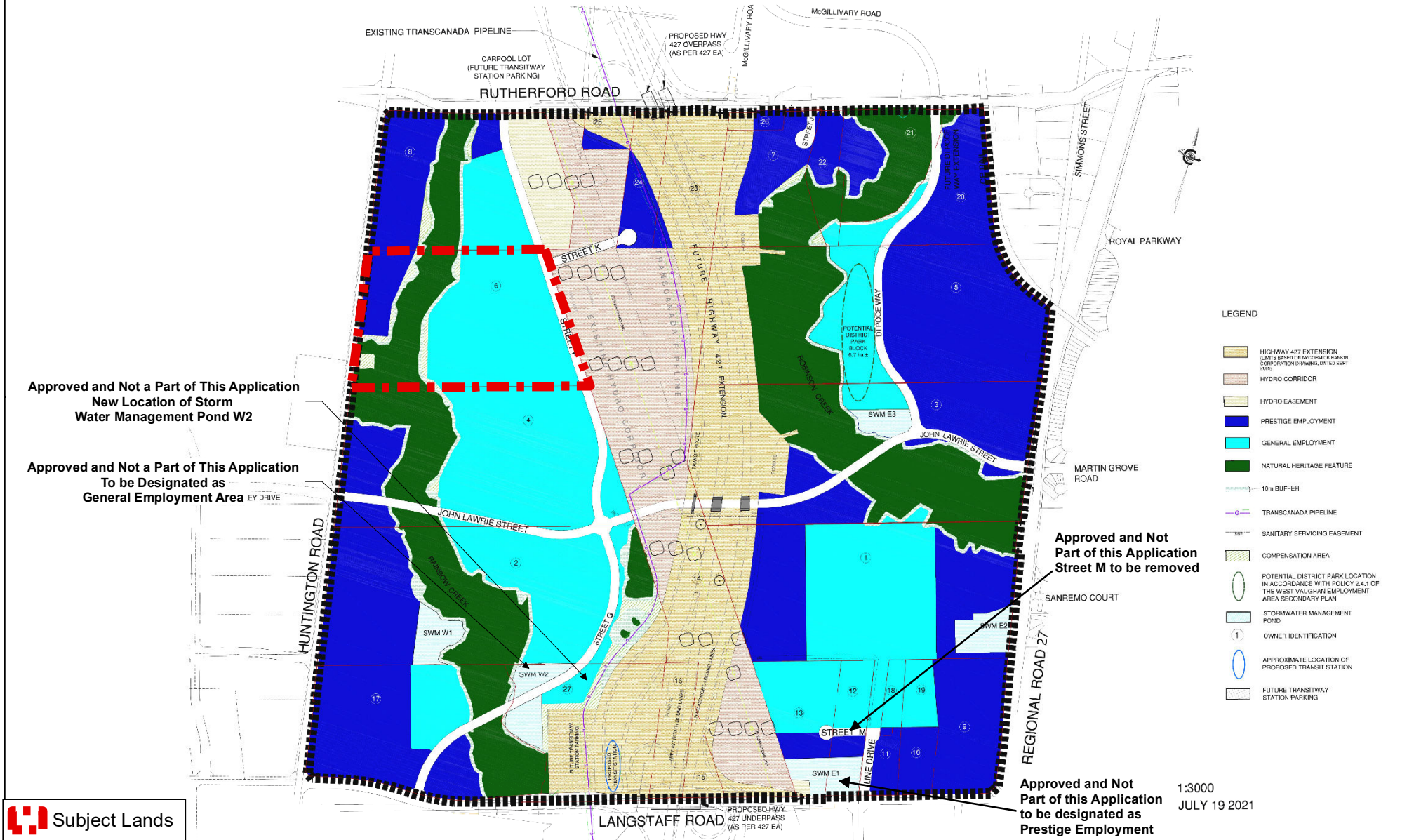
Attachment

FILES:
19T-22V005, Z.22.028

DATE:
September 10, 2024

1

BLOCK 59 LAND USE PLAN



Block 59 Land Use Plan

LOCATION:
 8939 Huntingdon Road
 Part of Lot 14, Concession 9

APPLICANT:
 Toromont Industries Ltd.



Attachment

FILES: Z.22.028,
 19T-22V005

DATE:
 September 10, 2024

3

ATTACHMENT NO. 4

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-22V005 ('THE PLAN')
TOROMONT INDUSTRIES LTD. ('THE OWNER')
8939 HUNTINGTON ROAD, CITY OF VAUGHAN (THE 'LANDS')**

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

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 4a).
2. The Conditions of Approval of York Region set out on Attachment 4b) and dated January 18, 2023.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 4c) and dated August 12, 2024.
4. The Conditions of Approval from Alectra Utilities Corporation. as set out in Attachment No. 4d) and dated November 10, 2022.
5. The Conditions of Approval from Bell Canada as set out on Attachment 4e) and dated November 10, 2022.
6. The Conditions of Approval from Canada Post as set out in Attachment No. 4f) and dated November 17, 2022.
7. The Conditions of Approval from Enbridge Gas Inc. as set out in Attachment 4g) and dated November 29, 2022.
8. The Conditions of Approval from Hydro One Networks Inc. as set out in Attachment 4h) and dated November 18, 2022.

Clearances

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

ATTACHMENT No. 4a)

CITY OF VAUGHAN CONDITIONS:

Development Planning Department conditions:

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 23:3, prepared by KLM Planning Partners Inc., dated November 3, 2023 (the 'Plan').
2. If approval of a final plan of subdivision is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-22V005 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. The Owner shall provide the final georeferenced AutoCAD drawings of the Plan, and the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet the GIS sections requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.
4. The Lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
5. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the City's Development Planning Department in accordance with the in-effect Fees and Charges By-law.
6. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Fees and Charges By-law.
7. 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.
 - a. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - b. The Owner shall not remove trees without written approval by the City.
 - c. The Owner shall enter into a tree protection agreement in accordance with the City enacted Tree By-law 052-2018.
8. 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 the in-effect Fees and Charges By-law for Vaughan Planning Applications – Landscape Plan Review.

- a. This fee will include staff's review and approval of proposed streetscaping/landscaping within the Plan (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - b. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the Plan by the City.
9. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
 - a. Landscape master plan; co-ordination of the urban design/streetscape elements including built form and street tree planting;
 - b. The appropriate edge treatments and landscaping along Huntington Road with low-maintenance plant material;
 - c. Edge restoration along the open space and valley lands;
 - d. Trail system within the open space and valley lands;
 - e. Architectural control design guidelines, including appropriate flankage elevations along Huntington Road; and
 - f. Sustainability design practices/guidelines.
10. The Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City's Sustainability Metrics program.
 - a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
11. Prior to final approval, the Owner shall provide buffer blocks abutting the open space and valley lands in accordance with the City's and Toronto and Region Conservation Authority policies along employment lands.
12. The Owner shall prepare a detailed edge management plan study for the perimeter of the open space and valley lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space and valley land edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
 - a. The Owner shall provide a report for a 20 metre zone within all staked open space and valley land edges to the satisfaction of the Toronto and Region Conservation Authority 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 Plan.

13. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the employment blocks that abut the open space and valley lands, and associated buffer blocks.
14. The Owner shall agree in the Subdivision Agreement to provide a soils report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
15. Should archaeological resources be found on the Lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City's Development Planning Department, Urban Design and Cultural Heritage Department shall be notified immediately.
16. 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 and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Policy Planning and Special Programs Department conditions:

17. Prior to final approval, the Owner shall submit a planting/restoration plan for the ecological buffers/vegetation protection zones and compensation areas as identified on the Block 59 Block Plan, to the satisfaction of the Environmental Planning division of the Policy Planning and Special Programs Department.
18. The Owner shall agree in the Subdivision Agreement to pay to the City a one-time financial contribution based on a per hectare rate of \$5,000.00/hectare for the long-term maintenance of the valley lands identified as Block 4, and buffer lands (vegetative protection zone) identified as Blocks 5 and 6 on the Plan. The contribution amount is required for the long-term maintenance of these blocks including, but not limited to, turf maintenance, litter and illegal dumping clean-up, general trail maintenance and restoration.
19. The Owner shall acknowledge, in the Subdivision Agreement, that the City of Vaughan has Species at Risk within its jurisdiction which are protected under the Endangered Species Act, 2007, S.O.2007. The Owner is required to comply with Ministry of the Environment, Conservation and Parks (MECP) regulations and guidelines to protect these species at risk and their habitat. The onus is on the Owner to complete an information request form and submit it to the MECP for confirmation of any potential Species at Risk on the Subject Lands. The Owner acknowledges that, notwithstanding any approvals made or provided by Vaughan in respect to the Lands, the Owner must comply with the provisions of the Endangered Species Act, 2007.
20. The Owner shall acknowledge, in the Subdivision Agreement, that Vaughan contains Migratory Birds within its jurisdiction that are protected under the Migratory Bird Convention Act, 1994. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary than bird nest sweeps

and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.

21. The Owner shall convey Valley Block 4, Open Space Blocks 8, 9, 10 and 11, and Buffer Blocks 5 and 6 to the City free of all cost and encumbrances.

Development Engineering conditions:

22. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development charges, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
23. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
24. 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.
25. The Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
26. A geotechnical 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.
27. The Owner shall agree in the Subdivision Agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.
28. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:
 - a. A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - i. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - ii. the location and description of all outlets and other facilities;

- iii. storm water management techniques which may be required to control minor and major flows; and
- iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

29. The Owner may be required to revise or update the technical reports related to the Plan where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.
30. 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.
31. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
32. The Owner shall agree in the Subdivision Agreement to design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
33. 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.
34. 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.
35. 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.
36. 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.

37. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:

- a. "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement. 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."
- b. "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
- c. "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by the City's Zoning By-Law 001-2021, as amended."
- d. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."
- e. "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- f. "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings."
- g. "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement."
- h. "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings. The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to

- ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement. The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”
- i. “Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the tenant’s responsibility to maintain the rear lot catchbasin 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 catchbasin. The catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
 - j. “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

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

- 38. The Owner shall agree in the 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 Plan, to the satisfaction of the City.
- 39. The Owner shall coordinate any telephone or telecommunications service provider to locate its plant in a common trench on future Street(s) to service the proposed Development Block(s) prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be able to install its plant so as to permit connection to individual units within the subdivision, at no cost to the City.

40. The Owner shall agree in the Subdivision Agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City.
41. The Owner shall agree in the Subdivision Agreement to assume ownership, operation and maintenance obligations of all stormwater facilities and infrastructure within Open Space Block 11, Buffer Block 5 and Valley Block 4 required to service Employment Blocks 2 and 3 as per the Plan and obtain any private servicing/access easements from the City required to facilitate the above noted stormwater facilities and infrastructure, all to the satisfaction of the City.
42. Employment Blocks 2 and 3 of the Plan cannot be developed until adequate access and municipal services are available to service the Subject Lands, or it is demonstrated that an alternative arrangement has been made for their completion to the satisfaction of the City.
43. 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.
44. 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.
45. Prior to registration of the Plan, the Trustee for the Block 59 West Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Cost Sharing Agreement.
46. The Owner shall convey to the City and/or York Region, free of all costs and encumbrances, Road Widening Blocks 7 and associated 0.3 m reserves necessary to facilitate the Huntington Road Urbanization capital project, to the satisfaction of the City.
47. 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 this draft 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.

48. The Owner shall agree in the Subdivision Agreement with the City to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Master Environmental Servicing Plan and/or the current Functional Servicing Report to service the Lands.
49. The Owner shall agree to provide the necessary financial security or payment of \$229,000.00 as its contribution towards the Owners proportionate share of the cost of any necessary sanitary sewer capacity improvements to the Medallion Boulevard temporary outlet as may be identified by the City's on-going Infrastructure System Optimization Program. This financial security or payment shall be provided in the form of a Letter of Credit or other method acceptable to the City. The financial security will be confirmed by the City prior to execution of the Subdivision Agreement all to the satisfaction of the Development Engineering Department.
50. The Owner shall agree in the Subdivision Agreement that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
51. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
52. For valley/buffer/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
 - a. Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all valley/buffer/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the valley/buffer/open space block(s) shall be conducted only after the City has certified the rough grading of the valley/buffer/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b. Should remediation of any portions of the valley/buffer/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act"

(as amended), submit a Remedial Action Plan (RAP) and a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the remediated valley/buffer/open space block(s) within the Plan.

- c. Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the valley/buffer/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
- d. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

53. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either valley/buffer/open space block(s)

54. The Owner shall include following warning clause for all purchasers and/or tenants within the Plan:

- a. abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:
 - i. "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- b. abutting or in proximity of any parkland or walkway:
 - i. "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."
- c. encroachment and/or dumping:
 - i. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited."
- d. gate of access point:
 - i. "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space, stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited."

55. The Owner shall agree in the Subdivision Agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities

necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.

56. The Owner shall agree in the Subdivision Agreement that adequate access and municipal services will be available to service the Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
57. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian and cycling facilities.
58. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
59. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
60. The Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

Parks Infrastructure Planning and Development conditions:

61. The Owner shall agree in the Subdivision Agreement to design and construct the base requirements of the Multi-Use Recreational Trail within Block 6 and Block 9 of the Plan, being the portion of the Lands where the Multi-Use Recreational Trail is to be located in accordance with the approved Trail Feasibility Report by Baker Turner Inc. (BTI), to the satisfaction of Parks Infrastructure Planning and Development staff. Required works shall include (but not be limited to):
 - a. base grading and subgrade preparation;
 - b. limestone screenings trail (per detail TLA-301);
 - c. valley edge management and restoration planting plans;
 - d. slope stability works as required;
 - e. erosion and sediment control; and
 - f. tree preservation and protection plans.

Trail signage, rest stop and site furnishings are not required as a part of base Multi-Use Recreational Trail works. The Owner shall submit plans showing grading (max. 5% running

slope, max. 2% cross slope), layout and construction details for the above noted base Multi-Use Recreational Trail work and submit a cost estimate for the Multi-Use Recreational Trail works.

62. The Owner is to provide the City with a Letter of Credit totaling the construction costs to build the Multi-Use Recreational Trail to base conditions, which shall be held by the City until the construction of the Multi-Use Recreational Trail is complete to the satisfaction of Parks Infrastructure Planning and Development staff, and which shall include the costs of, but is not limited to, all required geotechnical reports, construction testing, surveying, and all required construction costs to build the Multi-Use Recreational Trail to base conditions. The Owner is responsible for the total cost of the design and construction of the Multi-Use Recreational Trail to base conditions and associated landscape/infrastructure works, including, but is not limited to, any works of a temporary nature. Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted Multi-Use Recreational Trail works, in the case where the Owner does not complete the required Multi-Use Recreational Trail and/or if deemed necessary by the City.
63. The following warning clauses are to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots/blocks abutting the Open Space Valleylands/Buffers Blocks:
- a. "Purchasers and/or tenants are advised that the lot/block abuts an open space valley and associated buffer which are designed for naturalization and therefore shall receive minimal maintenance."
 - b. "Purchasers and/or tenants are advised that the lot/block abuts an 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."
 - c. "Purchasers and/or tenants are advised that the lot/block abuts an open space valley space buffer within which the City or other contracted party may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail."

Real Estate Department conditions:

64. Prior to the issuance of the Building Permit, the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law. The Owner shall submit an appraisal of the Lands prepared by an accredited appraiser for approval by the City's Real Estate Department, and the approved appraisal shall form the basis of calculation of the cash-in-lieu payment. For valuation purposes, the appraisal may consider the Lands to be unserviced.

Forestry conditions:

65. Prior to final approval, the Owner shall submit an updated Arborist Report and Tree Protection Plan to the satisfaction of the Forestry Department.



Corporate Services

January 18, 2023

Cassandra Bagin, M.C.I.P., R.P.P.
Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Cassandra Bagin:

**RE: Draft Plan of Subdivision SUBP.22.V.0050 (19T-22V005)
Zoning By-law Amendment ZBA.22.V.0138 (Z.22.028)
Part of Lot 14, Concession 9
(Toromont Industries Ltd.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-3225, dated March 18, 2022. The site is located on the east side of Huntington Road, south of Rutherford Road, in the City of Vaughan. The application proposes to facilitate the creation of future employment blocks for prestige and general employment uses and blocks for a valley, buffer, road widening and open space, within a 24.87 ha site.

Infrastructure Asset Management

The Functional Servicing Report (FSR) indicates that the water and wastewater servicing for Block 1 is to be provided through connections to the existing 400mm watermain and 750mm sanitary sewer on Huntington Road. Blocks 2 and 3 are to be serviced through the planned 400mm watermain and the 250mm sanitary sewer is to be constructed in the proposed Street "F" right-of-way. The FSR notes that servicing for this draft plan is consistent with the broader servicing strategy identified in the approved Block 59 MESP.

The applicant is advised that the FSR Table of Contents indicates that Figure 5 is a Water Services figure, however, the drawing included is an Erosion and Sediment Control Plan. A figure clearly showing the water servicing strategy, including proposed connections, shall be included in the updated FSR for clarity.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from “FD Future Development Zone” to “EM1 Prestige Employment Zone,” “EM2 General Employment Zone,” and “EP Environmental Protection Zone with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

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

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca, should you require further assistance.

Yours truly,



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

JW/

Attachment (1): Schedule of Clauses/Conditions

YORK-#14522841-v1-SUBP_22_V_0050_(19T-22V005)_-_YR_Condition_Letter

Schedule of Clauses/Conditions
SUBP.22.V.0050 (19T-22V005)
Part of Lot 14, Concession 9
(Toromont Industries Ltd.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-3225, dated March 18, 2022

Clauses to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

Conditions to be Satisfied Prior to Final Approval

2. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
3. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Community Planning and Development Services and the Infrastructure Asset Management Branch for record.
4. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
5. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
6. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
7. 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.

8. The Regional Corporate Services Department shall advise that Conditions 1 to 7 inclusive, have been satisfied.

August 12, 2024

CFN 68115

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

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

Dear Casandra Krysko:

**Re: Draft Plan of Subdivision Application 19T-22V005
Part Lot 12, Concession 9
8939 Huntington Road
City of Vaughan, Regional Municipality of York
Toromont Industries Ltd. (Agent: KLM Planning Partners Inc.)**

Further to our previous correspondence dated June 28, 2024, TRCA staff have reviewed the following materials circulated by the City of Vaughan on July 31, 2024, and we offer the following comments:

- Functional Servicing & SWM Report, prepared by GHD, dated July 25, 2024, received on July 31, 2024;
- Response Memo, prepared by GHD, dated July 25, 2024, received on July 31, 2024.

Recommendation

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-22V005, subject to fulfilling the recommended TRCA conditions appended to this letter. It is the expectation of TRCA that the Owner will address TRCA's interests through fulfillment of the conditions.

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

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

Sincerely,



Jason Wagler, MCIP RPP
Senior Manager
Development Planning and Permits | Development and Engineering Services

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

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Draft Plan of Subdivision 19T-22V005, prepared by KLM, dated November 3, 2023, subject to the following conditions:

Red-line Revisions

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

Prior to Works Commencing

3. That prior to any development or site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit detailed engineering reports (e.g., Stormwater Management) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, water balance and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems (i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system).
 - iii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quantity and volume of surface water resources, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing function of all regulated features is to be maintained, consistent with TRCA's guidelines.
 - 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 Section 28.1 of Conservation Authorities Act.
 - v. Design of flow dispersal measures and treatment associated with stormwater management outlets to reduce potential erosion, and erosion-related impacts to regulated features, 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. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. The investigation must identify impacts to the baseflow or water levels in regulated features and propose mitigation measures for such impacts.
 - viii. Grading plans for the subject lands. The plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to regulated natural hazards. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - ix. Plans that illustrate the regulatory storm floodplain limit based on current information including cross-sections with water surface elevations.
 - x. 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.
- 4. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
 - 5. That the implementing zoning by-law recognize the Environmental Protection and Open Space Block (Blocks 4, 5, 6, 8-11 as depicted on Draft Plan 19T-22V005, prepared by KLM, dated November 3, 2023), in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
 - 6. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.

Subdivision Agreement

- 7. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - iii. To obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
 - iv. To comply with the permits approved pursuant to Section 28.1 of Conservation Authorities Act, including the approved plans, reports and conditions to the satisfaction of TRCA.

- v. To erect a permanent fence along all blocks that abut the valley corridor and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA.
- vi. To prohibit grading works within the valley corridor and adjacent Regulated Areas unless approved by TRCA; and
- vii. To prohibit the construction of retaining walls in, or adjacent to, the valley corridor and adjacent Regulated Areas unless approved by TRCA.

Fees

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

Revised: May 11, 2020

Date: November 10th, 2022

Attention: Casandra Bagin

RE: Request for Comments

File No.: 19T-22V005, Z.22.028

Applicant: Reeve Whitman, Toromont Industries Ltd.

Location 8939 Huntington Road

Revised: May 11, 2020

COMMENTS:

☐

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

☒

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

☐

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

☐

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

☐

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

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

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

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

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

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

Revised: May 11, 2020

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

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

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

We trust this information is adequate for your files.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alecrautilities.com

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

ATTACHMENT 4e) - BELL CANADA CONDITIONS

Casandra Bagin

From: circulations@wsp.com
Sent: Thursday, November 10, 2022 11:20 AM
To: Casandra Bagin
Subject: [External] Draft Plan of Subdivision (19T-22V005) and ZBLA (Z.22.028), 8939 Huntington Rd., Vaughan

2022-11-10

Casandra Bagin

Vaughan

, ,

Attention: Casandra Bagin

Re: Draft Plan of Subdivision (19T-22V005) and ZBLA (Z.22.028), 8939 Huntington Rd., Vaughan; Your File No. Z.22.028,19T-22V005

To Whom this May Concern,

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

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

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

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au www.wsp.com/lcap. Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au conformitelcap@wsp.com afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

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ATTACHMENT 4f) - CANADA POST CONDITIONS



DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7
416-262-2394
CANADAPOST.CA

November 17, 2022

City of Vaughan – Planning Department

To: **Casandra Bagin**, Planner, Development Planning

Reference: File: **Z.22.028 & 19T-22V005** Related Files: **PAC.21.044**
8939 Huntington Road
Employment & Open Space blocks.

Canada Post Corporation appreciates the opportunity to comment on the above project.

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

- ⇒ The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project.
- ⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.
- ⇒ OR, depending upon the number of units at this facility, the completed project can be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

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

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

- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

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

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

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

- ⇒ Buildings with 100 or more units would require a back-fed mailroom. The developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications. The specifications can be found in our Delivery Standards Manual, which can be downloaded from this link:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development.

Regards,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA
lorraine.farquharson@canadapost.ca

ATTACHMENT 4g) - ENBRIDGE CONDITIONS



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

November 29, 2022

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

Dear Casandra,

Re: Draft Plan of Subdivision, Zoning By-Law Amendment
Toromont Industries Ltd.
8939 Huntington Road
City of Vaughan
File No.: 19T-22V005, Z-22-028

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur'.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

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

ATTACHMENT 4h) - HYDRO ONE NETWORKS INC. CONDITIONS

Hydro One Networks Inc.

Facilities & Real Estate

P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com

Courier:

185 Clegg Road
Markham, Ontario L6G 1B7



VIA E-MAIL ONLY TO Casandra.Bagin@vaughan.ca

November 18, 2022

Planning Department
City of Vaughan

Attention: Casandra Bagin

Dear Casandra:

**Re: Draft Plan of Subdivision, Toromont Industries Ltd.
8939 Huntington Road
City of Vaughan
File: 19T-22V005**

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

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

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

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Johnny Bi, Real Estate Coordinator** at **Johnny.Bi@hydroone.com** in order to ensure all of HONI's technical requirements are met to its satisfaction, and acquire any applicable agreements.

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

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

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

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

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

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

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

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

Yours truly,

A handwritten signature in black ink, appearing to read "Dennis De Rango". The signature is written in a cursive, flowing style.

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