

ATTACHMENT 4

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V014 ('THE PLAN')
WESTERN VALLEY INVESTMENTS INC. ('THE OWNER')
PART OF LOT 29, CONCESSION 5, (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE
19T-22V014, 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 No. 4a).
2. The Conditions of Approval of the Regional Municipality of York (the 'Region') as set out on Attachment No. 4b) and dated October 26, 2022.
3. The Conditions of Approval of Toronto and Region Conservation Authority ('TRCA') as set out on Attachment No. 4c) and dated May 21, 2024.
4. The Conditions of Approval of Ministry of Transportation ('MTO') as set out on Attachment No. 4d) and dated March 20, 2024.
5. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 4e) and dated December 8, 2022, 2024.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 4f) and dated January 25, 2024.
7. The Conditions of Approval of Rogers Communications Canada Inc. as set out on Attachment No. 4g) and dated December 14, 2022.
8. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment No. 4h) and dated February 5, 2024.
9. The Conditions of Approval of Canada Post Corporation as set out in Attachment No. 4i) and dated January 10, 2023.
10. The Conditions of Approval of TransCanada PipeLines Limited as set out on Attachment No. 4j) and dated January 9, 2023.

Clearances

1. The City shall advise that the Conditions on Attachment No. 4a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. The Region shall advise that the Conditions on Attachment No. 4b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. The TRCA shall advise that the Conditions on Attachment No. 4c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met
4. The MTO shall advise that the Conditions on Attachment No. 4d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met
5. Alectra Utilities shall advise that the Conditions on Attachment No. 4e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise that the Conditions on Attachment No. 4f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Rogers Communications Canada Inc. shall advise that the Conditions on Attachment No. 4g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met
8. Enbridge Gas Inc. shall advise that the Conditions on Attachment No. 4h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. Canada Post Corporation shall advise that the Conditions on Attachment No. 4i) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. TransCanada PipeLines Limited shall advise that the Conditions on Attachment No. 4j) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 4a)

CITY OF VAUGHAN CONDITIONS

Development and Parks Planning Department Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Humphries Planning Group Inc., titled Draft Plan of Subdivision 19T-22V014, last revised June 6, 2024, and submitted to the City August 7, 2024 (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-22V014 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
4. The Plan shall be updated to include the approved street names to the satisfaction of the Development and Parks Planning Department.
5. The Owner shall pay any and all outstanding application fees to the Development and Parks Planning and Development Engineering Departments, in accordance with the in-effect Tariff of Fees By-law.
6. The Owner shall enter into a Subdivision Agreement, or other agreement satisfactory to the City, with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
7. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Tariff of Fees By-law.
8. The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations resulting from studies or submissions required as a condition of draft approval.
9. The Deputy City Manager of Planning and Growth Management be delegated the authority to approve any minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed Engineering design.
10. The Owner shall provide the final georeferenced AutoCAD drawings of the plan of subdivision and the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development and Parks Planning Department. If the files meet requirements, an email from

gisplanning@vaughan.ca confirming the final submission has been approved will be provided.

Urban Design Conditions

11. Prior to final approval of the Plan:

- a) 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.
 - i) 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.
 - ii) The Owner shall not remove trees without written approval by the City.
 - iii) The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.

12. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the owner to the Development and Parks Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2023); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.

- a) This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
- b) In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City.

13. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:

- a) Urban design guidelines shall have been prepared in accordance with Council Policy and approved by Vaughan Council.
- b) All development shall proceed in accordance with the Vaughan Council approved urban design guidelines; and

- c) A planning consultant shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the urban design guidelines.
14. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
- a) Architectural guidelines shall have been prepared in accordance with Council Policy and approved by Vaughan Council.
 - b) All development shall proceed in accordance with the Vaughan Council approved architectural design guidelines.
 - c) A control architect shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines.
 - d) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
 - e) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
15. Prior to final approval, the Owner shall prepare a landscape master plan. All development shall proceed in accordance with the approved landscape master plan; the plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, and open space lands.
 - b) Sustainability design practices/guidelines.
 - c) The appropriate community edge treatment along Weston Road and Kirby Road with low-maintenance plant material.
 - d) The appropriate landscaping within the storm water management pond.
 - e) Environmental report for the open space lands, including the appropriate edge restoration within the buffer block.
 - f) The pedestrian urban connections between streets, built forms, and open space block; and
 - g) Trail system and network within the open space block.
16. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.

- a) The program shall present a set of metrics to quantify the sustainability performance of new development projects.
17. Prior to final approval, the Owner shall provide a buffer block abutting the existing open space lands in accordance with TRCA policies.
18. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space land edges are to be 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 land edges to the satisfaction of the City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
19. 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 mixed-use employment/commercial block that abuts the open space Block #2 and associated buffer block.
20. The Owner shall convey open space lands and associated buffer blocks to the TRCA or the City free of all cost and encumbrances.
21. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.

Cultural Heritage Conditions

22. Should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (the Ministry that administers the Ontario Heritage Act), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City or its successor.
23. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries at the Bereavement Authority of Ontario ('BAO') and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division or its successor.

Environmental Planning Conditions

24. Prior to final approval of the Plan, in accordance with Section 3.2.3.10 of the Vaughan official Plan (2010), the natural heritage system (i.e. natural features, along with any associated Vegetation Protection Zone/buffer blocks and compensation areas) owned by the Owner shall be conveyed to the City.
25. Prior to final approval of the Plan, the Owner shall pay to the City a one-time financial contribution for the long-term maintenance of the Natural Heritage Network identified as Block 2 (Open Space including associated Vegetation Protection Zone) Block 3 (Open Space including associated Vegetation Protection Zone) and Block 4 (Trans-Canada Pipeline) 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, The one time financial contribution of based on a per hectare rate of \$5,000.00/hectare.
26. Prior to final approval of the Plan, the Owner shall submit an updated Arborist Report, including the tree grouping identified as non-significant woodlands in the final inventory of trees to be removed and compensated for, to the City's Urban Design and Environmental Planning departments for review and approval.
27. Prior to final approval of the Plan, the Owner shall update/provide the Compensation plan, final values, and a planting plan/restoration/naturalization/edge management plan demonstrating no loss to ecological function of Natural Heritage Features (i.e. Wetlands), to the satisfaction of Environmental Planning Staff.
28. That this draft plan of subdivision be subject to red-line revisions, if required, in order to meet Environmental Planning conditions of draft plan, to the satisfaction of the City).
29. The Owner acknowledges that there will be no unauthorized tree/vegetation removals taking place within the natural heritage system/Greenbelt Plan Area.
30. Prior to final approval of the Plan or any phase of the Plan, the Sustainability Metrics Performance (SMP) package is required. Applications initiated prior to January 2023, are subject to the 2018 Sustainability Metrics Program and associated council approved threshold scores.
31. The Owner is advised that the subject lands are regulated by the TRCA under Ontario Regulation 41/24. Any proposed development, interference, or alteration within the regulated area will be required to be appropriately setback from the floodplain and will require a permit/approval from the TRCA. Staff also defer to the TRCA with regards to the proposed alteration/relocation of Headwater Drainage Features ('HDFs') and for any technical studies as required.

32. The Owner is advised that the City has Species at Risk ('SAR') within its jurisdiction that are protected under the Endangered Species Act, 2007, S.O.2007 (the "Act"). Environmental Planning staff note that the onus is on the proponent to ensure the provisions of the Act are not contravened. As such, it is the responsibility of the applicant to comply with any Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect SAR and their habitat.
33. The Owner acknowledges 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.
34. The Owner acknowledges that should there be expected impacts proposed to fish habitat, it is the responsibility of the applicant to engage and comply with Fisheries and Oceans Canada ('DFO') regulations and guidelines.
35. The Owner acknowledges that should there be expected impacts proposed to significant wildlife habitat ('SWH'), it is the responsibility of the applicant to engage and comply with any Ministry of Natural Resources ('MNR') regulations and guidelines.

Parks Infrastructure Planning and Development Conditions

36. To meet dedication requirements under the Planning Act, the Vaughan Official Plan (VOP) 2010 (Section 7.3.3 Parkland Dedication) and in-effect parkland dedication by-law and amendments, payment-in-lieu of parkland may be applicable at the time of building permit, discounting any public parkland dedicated to the City. Real Estate Services staff shall review and provide comments as required.
37. Prior to final approval of the Plan, a parkland dedication chart shall be provided showing sufficient information to demonstrate parkland dedication calculations to the City's satisfaction. The parkland dedication chart shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment representing the cash-in-lieu of parkland dedication to the City based on developable lands of the individual applicant lands or the development group.
38. Warning Clauses – adjacent parks and trails: The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those blocks/units adjacent/abutting a municipal park and/or multi-use pathway where appropriate:

“Purchasers and/or tenants are advised that the lot abuts a municipal park and/or multi-use municipal pathway and that lighting and noise should be expected from the use of the park and/or pathway for recreation purposes.”

"Purchasers and/or tenants are advised that the lot abuts a valley/open space buffer within which the City 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."

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the municipal park and multi-use municipal pathway, are prohibited."

"Purchasers and/or tenants are advised that the neighbourhood parks may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."

39. Warning Clauses – adjacent stormwater management ('SWM') lands: The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those blocks/units adjacent/abutting the stormwater management lands/pond where appropriate:

"Purchasers and/or tenants are advised that the lot abuts a stormwater management pond or open space valley and associated buffer and are designed for naturalization and therefore shall receive minimal maintenance."

Development Engineering Conditions

40. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
41. Any dead ends or open sides of road allowances created by this draft plan of subdivision 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.
42. 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.
43. Prior to final approval of the Plan, 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.
44. Prior to final approval, 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.

45. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement, if required, 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.
46. 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.
47. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision 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 and major flows; and
 - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
48. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.
- The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.
49. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
50. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.

51. 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.
52. 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.
53. 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.

SITE-SPECIFIC DRAFT PLAN CONDITIONS:

54. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment including decommissioning any implemented interim servicing measures or recommend an alternate wastewater system servicing strategy for review and approval, to the satisfaction of the City.
55. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate water distribution system infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment, to the satisfaction of the City.
56. The Owner shall, at its own expense, front-end finance, contribute to, and/or participate in an ongoing Flow Monitoring Program to the satisfaction of the City. This Flow Monitoring Program will be in effect until the development is redirected to the ultimate servicing outlet.
57. The Owner shall, at its own expense, front-end finance, contribute to and/or participate in an ongoing Flow Monitoring Program to ensure Inflow-Infiltration during on-site construction is monitored and managed to the satisfaction of the City. This Flow Monitoring Program will be in effect until completion of construction (Guaranteed Maintenance / Assumption etc.).
58. The Owner shall implement the Region's Servicing Incentive Program SIP/SDIP design and construction standards including watertight sanitary sewer construction to the satisfaction of the Region and the City.

59. The Owner, at its own expense, shall complete a CCTV inspection of the local downstream sanitary system, on a yearly basis, to confirm the condition of the pipe and existing conveyance capacity to the satisfaction of the City.
60. The Owner, at its own expense, shall front-end finance and construct or contribute to the construction of flow attenuation. Flow attenuation will be in effect until the development is redirected to the ultimate servicing outlet and decommissioned to the satisfaction of the City.
61. The Owner, at its own expense, shall front-end finance and construct or contribute to downstream pipe replacement if it is determined the above noted Risk Management Measures do not eliminate the risks of surcharging, to the satisfaction of the City.
62. Prior to final approval of the Plan, if applicable, the Owner shall provide the City with a Letter of Credit in the amount of \$550,504 ($3.44\text{ha} \times \$145,482/\text{ha} = \$500,458 + 10\% \text{ Engineering Fee of } \$50,046 = \$550,504$) as security for its contribution towards the costs of future construction works (including decommissioning of interim works) for the Ultimate Sanitary Sewer connection to the Region's Northeast Vaughan Sanitary Trunk Sewer along Jane Street which is anticipated to be commissioned by Q4-2028.
63. The Owner shall provide an updated Transportation Impact Study ('TIS') to the satisfaction of Development Engineering addressing all outstanding comments. Any improvements identified in the updated TIS that are required to support the subject development will be the responsibility of the applicant.
64. The Owner shall submit a final Master Environmental Servicing Plan ('MESP'), Functional Servicing Report ('FSR') and any required Plans or Reports to the satisfaction of the City.
65. The Owner shall submit updated functional design plans of the road and active transportation network addressing any outstanding comments to the satisfaction of Development Engineering prior to the submission of detailed engineering drawings.
66. The Owner shall provide detailed engineering drawings following the approval of the functional design plans for the road and active transportation network to the satisfaction of Development Engineering.
67. The Owner address any comments and conditions provided by the Region prior approval by the City.
68. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.

69. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
70. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
71. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 34 West to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, bridge structures and municipal services to support development within Block 34 West. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
72. Prior to final approval of the Plan, the Trustee for the Block 34 West Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 34 West Cost Sharing Agreement.
73. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
74. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
75. Prior to final approval of the Plan, the Owner shall provide confirmation satisfactory to the City that arrangements have been made with a suitable telecommunication provider to provide its services underground at the approved locations and to the satisfaction of the City. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench, provided the service provider has executed a municipal access agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant to permit connections to individual employment blocks within the Plan when each employment block is constructed. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
76. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase One Environmental Site Assessment ('ESA') report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ('RAP'),

Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation ('O. Reg.')

 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.

- (b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands 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 complete copy of the Record(s) of Site Condition ('RSC's) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
- (c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
- (d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

77. Prior to the conveyance of land 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) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two ESA report in accordance or generally meeting the intent of O. Reg. 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
- (b) If remediation of any portions of the conveyance block(s) is required in order to 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), submit a complete copy of the RSC(s) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.

- (c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
- (d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

78. The Owner shall agree in the subdivision agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:

- a) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i) Bacteriological Analysis – total coliform and E-coli counts
 - ii) Chemical Analysis – Nitrate Test
 - iii) Water level measurement below existing grade
- b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
- c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
- d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.

79. Prior to final approval of the Plan, the City and the Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.

80. Prior to final approval of the Plan, the Owner shall agree 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.

81. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.

82. 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.

83. 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.
84. 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.
85. Prior to the initiation of the grading or stripping of topsoil and final approval of the Plan, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the open space and/or buffer blocks.
86. 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 TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

ATTACHMENT 4b) - REGIONAL MUNICIPALITY OF YORK CONDITIONS

SUBP.22.V.0056 (19T-22V014)
(Weston Valley Investments (Block 34) Inc.)

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**Schedule of Clauses/Conditions
SUBP.22.V.0056 (19T-22V014)
Part of Lot 29, Concession 5
(Weston Valley Investments (Block 34) Inc.)
City of Vaughan**

Re: Humphries Planning Group Inc., Drawing No. A1, last revised on June 6, 2024

Clauses to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
3. The Owner shall agree to provide an internal roadway connection from Block 1 to the adjacent subdivision to the north SUBP.22.V.0058 (19T-22V015), or any alternatives as deemed appropriate by York Region. In the absence of an internal road connection to the north, the Mall Access/Private Driveway will be restricted to right-in/right-out movements only configuration by implementing a raised median at Weston Road.
4. The Owner shall implement all recommendations in the revised Traffic Impact Study, including TDM measures, to the satisfaction of the Region.
5. The Owner shall agree in wording satisfactory to Development Engineering, that site plan application approval from the Region is required to be in place prior the commencement of any site alteration or construction works for Block 1 abutting Weston Road.
6. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
7. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum

spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

8. The Owner shall provide written confirmation from City of Vaughan staff that the proposed Weston Road sanitary sewer will be designed, constructed and commissioned in a manner that will allow the ultimate diversion of flows from the Block 34 West lands to the Region's future sanitary sewer at Jane Street and Teston Road if this is the solution determined to be accepted by the City.
9. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
10. Should the proposed major development include bulk fuel ($\geq 2500L$) or bulk chemicals ($\geq 500L$) within the HVA, a Contaminant Management Plan (CMP) will be required prior to final registration, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.
11. The Owner shall provide an internal roadway connection from Block 1 to the adjacent subdivision to the north SUBP.22.V.0058 (19T-22V015), or any alternatives as deemed appropriate by York Region. In the absence of an internal road connection to the north, the Mall Access/Private Driveway will be restricted to right-in/right-out movements only configuration by implementing a raised median at Weston Road.

It should be noted that Weston Road is considered a commuter road and the minimum signal spacing is 300 m between signalized and unsignalized intersections (that will have potential for signalization in the future). Any street/access not meeting the minimum spacing requirements will not be signalized and may be restricted to right-in/right-out movements only.

12. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the boundary roads.
13. The Owner shall provide functional design and cost estimates for transportation improvements on Weston Road to the satisfaction of the Region.
14. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways to support active transportation and public transit, where appropriate.
15. The Owner shall provide a revised Transportation Impact Study (TIS) to the satisfaction of

the Region to address the following:

- a) Please clarify how the full build out of Phase 1 of the development in Block 34W will be achieved by 2026. As per the assumptions of the TIS, all of Block 34W will be developed in Phase 1, except for the 46,365 m² of Shopping Centre.
- b) The Study also assumes 2100 residential units and commercial developments for Block 41. Please clarify if this information has been received from the Block 41 landowners' group.
- c) Internal Trip is defined as a vehicular or personal trip that has both its origin and destination within the development site without impacting Transportation Capital Improvements. The majority of internal road network for Block 34W is disconnected internally and only connects to Weston Road. Therefore, an internal trip rate of almost 50% is unreasonable and resulted in underestimating the trips generated by the developments in Block 34W. The trip generation shall be revised accordingly, and the Study shall be updated.
- d) A right turn lane shall be provided at all new intersections/access onto Weston Road as per the Region's standards.

16. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region's road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:

- a) Plan and Profile for the York Region's road and intersections;
- b) Grading and Servicing;
- c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
- d) Construction Access Design;
- e) Utility and underground services Location Plans;
- f) Signalization and Illumination Designs;
- g) Line Painting;
- h) Traffic Control/Management Plans;
- i) Erosion and Siltation Control Plans;
- j) Landscaping Plans, including tree preservation, relocation and removals;
- k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
- l) Functional Servicing Report (water, sanitary and storm services)
- m) Water supply and distribution report;
- n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MECP Form 1- Record of Watermains Authorized as a Future Alteration

- o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
17. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
18. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

19. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a) A widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 20.5 metres from the centreline of construction of Weston Road,
 - b) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Weston Road and adjacent to the above noted widening(s), and
 - c) Provide the corresponding land within the subject development to accommodate the additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Weston Road and the proposed access.
20. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
21. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
22. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
23. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
24. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the

requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.

25. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
26. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
27. For any applications (Site Plan or Zoning By-law Amendment) deemed complete 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.
28. The Regional Corporate Services Department shall advise that Conditions 1 to 27 inclusive, have been satisfied.

ATTACHMENT 4c) - TRCA CONDITIONS

TRCA's Conditions of Draft Plan Approval - 19T-22V014

TRCA staff have no objection to the approval of Drawing A-1, Draft Plan of Subdivision (19T-22V014), prepared by Humphries Planning Group Inc., revised dated June 12, 2023, subject to the following conditions:

Red-line Revisions

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

Prior to Works Commencing

3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in TRCA's Regulated Area. This submission shall include:
 - Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
4. That prior to any development or site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a Functional Servicing Report (FSR) and detailed engineering reports (e.g., Stormwater Management, Site Level Water Balance) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, water balance and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.
 - iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial.
 - iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing

facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Section 28.1 of the Conservation Authorities Act.

- v. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the natural system, and maximization of potential infiltration, to the satisfaction of the TRCA.
 - vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
 - vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, overall site water balance, and feature-based water balance to the satisfaction of the TRCA.
 - viii. A subsurface investigation (including assessment of groundwater levels) for the final design of foundations, site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure should be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
 - ix. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation measures, and any permitting requirements.
 - x. Grading plans for the subject lands.
 - xi. Cross-sections and details where grading and filling is proposed in or adjacent to the and Open Space Block (Block 2). The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the regulated natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; sediment and erosion controls; and supporting geotechnical/soils analyses to the satisfaction of TRCA.
 - xii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
 - xiii. That prior to the registration of this plan or any phase thereof, the Owner prepare updated HEC-RAS model and a digital version of the flood plain map sheet to TRCA standards.
5. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1 of the Conservation Authorities Act, to the satisfaction of TRCA.
6. That prior to the registration of this plan or any phase thereof, the Owner prepare trail plans and details to the satisfaction of TRCA for any portion of the alignments that are within TRCA's

Regulated. The exact location of the trails within TRCA's Regulated Area shall be to the satisfaction of TRCA.

7. That the implementing zoning by-law recognize the Open Space Block (Block 2) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
8. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.

Administrative

9. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
 - xiii. 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.
 - xiv. 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.
 - xv. To obtain all necessary permits from TRCA pursuant to Section 28.1 of the Conservation Authorities Act, to the satisfaction of TRCA.
 - xvi. To comply with the permits approved Section 28.1 of the Conservation Authorities Act, as may be amended, including the approved plans, reports, and conditions to the satisfaction of TRCA.
10. That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the required draft plan of subdivision planning review fees, clearances fees and permit fees (topsoil stripping, grading, servicing, etc.)

ATTACHMENT 4d) - MTO CONDITIONS

From: [Harry Zhao](#)
To: [Kolet, Arieh \(MTO\)](#)
Cc: [David Harding](#)
Subject: FW: [External] RE: Follow Up: Request for Comments - 2nd Submission for Block 34 West Employment Lands - OP.22.019, Z.22.040 & 19T-22V014; OP.22.020, Z.22.041 & 19T-22V015 (Part of Lot 29, Concession 5 and 11421 & 11455 Weston Road)
Date: Thursday, March 21, 2024 8:41:54 AM
Attachments: [image002.png](#)
[image006.png](#)
[image007.png](#)

Good morning Arieh,

Thank you for the comments. I have copied David Harding, Senior Planner on file, for his records.

Many thanks,

Harry Zhao, MScPI
Planning Technician, Development Planning

905-832-8585, ext. 8507 | Harry.Zhao@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: Kolet, Arieh (MTO) <Arieh.Kolet@ontario.ca>
Sent: Wednesday, March 20, 2024 5:12 PM
To: Harry Zhao <Harry.Zhao@vaughan.ca>
Subject: [External] RE: Follow Up: Request for Comments - 2nd Submission for Block 34 West Employment Lands - OP.22.019, Z.22.040 & 19T-22V014; OP.22.020, Z.22.041 & 19T-22V015 (Part of Lot 29, Concession 5 and 11421 & 11455 Weston Road)

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Good Afternoon Harry,

Re: Block 34 West Employment Lands - OP.22.019, Z.22.040 & 19T-22V014; OP.22.020, Z.22.041 & 19T-22V015 (Part of Lot 29, Concession 5 and 11421 & 11455 Weston Road)

This email is to advise you that MTO has reviewed the above OPA / ZBA / Draft Plan of Subdivision applications for the proposed development at 11421 & 11455 Weston Rd. in Vaughan and we offer the following comments:

- The MTO has no objection to the proposed OPA, ZBA and Draft Plan of Subdivision.
- As part of the review and approval process the applicant will be required to submit copies of a detailed Site Plan, Master SWMR, Site Servicing and Grading Plans prepared by a Licensed Professional Engineer.
- MTO requires Master Traffic Impact Study that complies with the Guidelines set forth in MTO's Guidelines for Traffic Impact Statements.
- The Ministry will require a drainage report and traffic impact study signed and stamped by a Professional Engineer of Ontario.
- Once the above documents are received and reviewed, the MTO will comment if further submissions are required.

Regards,

Arieh Kolet

Senior Project Manager, York Region | Corridor Management / Operations Division

Ministry of Transportation | Ontario Public Service

(437) 833 9487 | arieh.kolet@ontario.ca



Taking pride in strengthening Ontario, its places and its people

ATTACHMENT 4e) - ALECTRA CONDITIONS



Revised: May 11, 2020

Date: December 8th 2022

Attention: **Christina Ciccone**

RE: Request for Comments

File No.: **OP.22.019, Z.22.040, & 19T-22V014**

OP.22.020, Z.22.041, & 19T-22V015

Applicant: Weston Valley Investments (Block 34) Inc. and Western Point Builders Inc.

Location Block 34 West and Part of Lot 29, Concession 5 and 11421 & 11455 Weston 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@alectrautilities.com

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

SUBDIVISION APPLICATION FORM



Revised: January 15, 2021

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

DEVELOPER'S INFORMATION			
Company name:			
Contact Name/Title:			
Telephone:			
Email:			
Address:			
CIVIL CONSULTANT INFORMATION			
Company Name:			
Contact Name/Title:			
Telephone:			
Email:			
STREET LIGHT CONSULTANT INFORMATION			
Company Name:			
Contact Name/Title:			
Telephone:			
Email:			
LAWYER'S INFORMATION			
Company Name:			
Contact Name/Title:			
Telephone:			
Email:			
Legal Description of Land:			
SUBDIVISION INFORMATION			
Choose Subdivision Type:	Residential	Condo Tower <i>Alectra's ICI dept. will look after the service connection.</i>	Commercial/Industrial <i>Alectra's ICI dept. will look after the service connection.</i>
	Anticipated Start Dates:		Hydro*:
City Services:		Name of Subdivision & Municipality	
Municipal Subdivision File No. or Address:			
Subdivision Ownership:	Municipal	Private	Mixture

* Anticipated start date for hydro plant installation must be at least **6 months** from date of application.

SUBDIVISION APPLICATION FORM

Revised: January 15, 2021

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

NOTE: CITY DRAWINGS DATED WITH LAST REVISION TO BE SUBMITTED PRIOR TO COMMENCEMENT OF HYDRO DESIGN.

UNIT INFORMATION

Type of Units	Total Number:	Avg. Square Feet per unit	Special Conditions	YES	NO		
Single Family:			MicroFIT Homes:				
Semi-Detached:			3 rd Party Metering:				
Townhouse:			Electric Vehicle Chargers:				
Condo Towers:		N/A	Meter Closets - TH/Condo Sub Only:				
Condo Tower Units:			Gang Metering - TH/Condo Sub Only				
Metered SL connection(s):		N/A					
Flat Rate SL connection(s):		N/A					
				QTY.			
Number of Blocks Requiring 3 Phase Power Supply in a Residential Subdivision:							
Requirement for Single Phase Supply Point for Municipal Park or other service:							
Indicate main breaker service size for number of residential dwellings. Not applicable to commercial/industrial and condo tower subdivisions.			60A	100A	200A	400A	Other

Additional Information (please include additional info. in the below space)

SUBDIVISION APPLICATION FORM

Revised: January 15, 2021

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

REQUIRED INFORMATION	
Alectra Utilities requires that the following information be provided together with this form in order to prepare the Offer to Connect Agreement:	
<ol style="list-style-type: none"> 1. Legal Description of the lands, copies of draft subdivision or reference plans, showing all easements. 2. One complete set of engineering and architectural drawings (must indicate location of meter bases and if applicable exterior stairs) and, together with the general plan in AutoCAD format. 3. All approved right-of-way cross sections from the municipality or region. 4. Title documents pertaining to the subject lands, including a current parcel register, transfer/deed of land, copies of any encumbrances and a current Certificate of Incorporation of the registered owner. 5. The servicing schedule. 6. Confirmation of site access date for hydro installation. 	

ALECTRA UTILITIES CONTACT INFORMATION		
Municipality:	Alliston, Aurora, Barrie, Beeton, Bradford West Gwillimbury, Markham, Mississauga, Penetanguishene, Richmond Hill, Thornton, Tottenham, Vaughan	Brampton, Guelph, Hamilton, Rockwood, St. Catharines
Contact Name:	Mitchell Penner	Henry Gamboa
Title:	Supervisor	Supervisor
Office Address:	161 Cityview Boulevard, Vaughan, ON, L4H 0A9	55 John St. N, Hamilton, ON, L8R 3M8
Phone:	416.302.6215	416.819.4975
Email:	Mitchell.Penner@AlectraUtilities.com	Henry.Gamboa@AlectraUtilities.com

APPROVAL AND SIGNATURE OF DEVELOPER

Signature:

Name of Authorized Signatory/Agent:

Title:

Company Name:

Date:

ATTACHMENT 4f) - BELL CANADA CONDITIONS

From: [PrimeCities](#)
To: [David Harding](#)
Subject: [External] OPA (OP.22.017 and OP.22.018), ZBLA (Z.22.037, Z.22.038 and Z.22.039) and Draft Plan of Subdivision (19T-22V011, 19T-22V012 and 19T-22V013), 11031, 11091, 11075, & 11211 Weston Rd., Vaughan
Date: Thursday, March 21, 2024 2:44:18 PM

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1/25/2024

Christina Ciccone

Vaughan

Vaughan (City)

Attention: Christina Ciccone

Re: OPA (OP.22.017 and OP.22.018), ZBLA (Z.22.037, Z.22.038 and Z.22.039) and Draft Plan of Subdivision (19T-22V011, 19T-22V012 and 19T-22V013), 11031, 11091, 11075, & 11211 Weston Rd., Vaughan; Your File No. OP.22.017,OP.22.018,Z.22.037,Z.22.038,Z.22.039,19T-22V011,19T-22V012,19T-22V013

Our File No. DTS: 36169 / Circ: 40233

Dear Sir/Madam,

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

Bell Canada Condition(s) of Approval

1) 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.

2) 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.

Concluding Remarks:

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.

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

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 Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin black border, containing a small blue square icon with a white question mark inside, indicating a redacted signature.

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

ATTACHMENT 4g) - ROGERS COMMUNICATIONS CANADA INC. CONDITIONS



December 14, 2022

Christina Ciccone
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Ciccone:

Re: File: OP.22.019, Z.22.040, & 19T-22V014 - Weston Valley Investments (Block 34) Inc.
OP.22.020, Z.22.041, & 19T-22V015 - Western Point Builders Inc.
Owner: Weston Valley Investments (Block 34) Inc. & Western Point Builders Inc.
Location: Block 34 West
Part of Lot 29, Concession 5 and 11421 & 11455 Weston Road

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact York Outside Plant Engineering.

Sincerely,

York Outside Plant Engineering
244 Newkirk Road
Richmond Hill, ON
L4C 3S5
yorkcirculations@rci.rogers.com

ATTACHMENT 4h) - ENBRIDGE GAS INC. CONDITIONS



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

January 3, 2023

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

Dear Christina,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-Law Amendment
Weston Valley Investments (Block 34) Inc. & Western Point Builders Inc.
Block 34 West
Part of Lot 29, Concession 5 and 11421 & 11455 Weston Road
City of Vaughan
File No.: 19T-22V015, 19T-22V014, OP-22-020, OP-22-019, Z-22-041, Z-22-040

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

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

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

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

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

The applicant shall obtain a 2193914 Canada Limited CER permit for all installations and excavations within 30m of the CER regulated pipe and pipeline corridor.

The applicant shall contact 2193914 Canada Limited by emailing Mark-Ups@Enbridge.com as soon as possible to discuss the applicant's design. There may be design limitations due to the presence of the pipe and pipeline corridor.

Sincerely,

A handwritten signature in black ink, appearing to read "Jasleen Kaur". The signature is fluid and cursive, with a horizontal line above the first few letters.

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 4i) - CANADA POST CORPORATION CONDITIONS



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

January 10, 2023

City of Vaughan – Planning Department

To: Christina Ciccone, Senior Planner, Development Planning

File: **OP.22.19, Z.22.040 & 19T-22V014 – Weston Valley Investments (Block 34) Inc.**
OP.22.20, Z.22.041 & 19T-22V015 – Western Point Builders Inc.

Location: **Block 34 West**
Part of Lot 29, Concession 5 and 11421 & 11455 Weston Road

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

In order to provide mail service to the Mix-Use Employment/Commercial buildings, 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 4j) - TRANSCANADA PIPELINES LIMITED CONDITIONS



Authorized commenting Agency for



KITCHENER
WOODBIDGE
LONDON
BARRIE
BURLINGTON

January 9, 2023

Christina Ciccone
Planner
Development Planning Department

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Via email: Christina.Ciccone@vaughan.ca

Dear Christina Ciccone:

RE: Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment

Part of Lot 29, Concession 5, City of Vaughan
Weston Valley Investments (Block 34) Inc.
Municipal File: OP.22.019, Z.22.040, & 19T-22V014
Our File: PAR 50132

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to a notification and request for comments for the above-noted application of an employment subdivision for the lands identified as Part of Lot 29, Concession 5 in the City of Vaughan (the "Subject Lands"). TCPL has three (3) high-pressure natural gas pipelines contained within a right-of-way ("easement") crossing the Subject Lands, and the Subject Lands are within 750 metres of a TCPL compressor station, known as "Station 130".

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Based upon our initial review of the Draft Plan of Subdivision and supporting technical reports, we are providing the following comments and are requesting that the noted development and regulatory requirements be included as conditions in the Draft Plan approval and Subdivision Agreement between the Municipality and the Owner. TCPL may submit additional requirements for additional requirements to be included in the Subdivision Agreement.

Included in the proposed Draft Conditions, we note a requirement for a separate agreement to be entered into between the Owner and TCPL respecting the conditions requested herein which is to be registered on title of the Subject Lands prior to the registration of the Draft Plan.

Draft Conditions:

1. TCPL's right-of-way shall be dedicated to the municipality as passive open space or parkland subject to TCPL's easement rights. TCPL's right-of-way shall be identified on all municipal plans and schedules as a pipeline/utility corridor.
2. A crossing and encroachment permit/agreement must be approved by TCPL for ongoing activities such as mowing or maintenance of the right-of-way on public lands.
3. The conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Owner, and the Owner shall register such agreement against title to the Subject Lands prior to registration of the subdivision plan by way of application to register conditions, restrictions or covenants, as applicable, pursuant to the Land Titles Act, or any amendments thereto.

Subdivision Agreement:

1. As TCPL operates a compressor station near the Subject Lands, it is recommended that a Noise and Vibration Study be conducted and circulated to TCPL. The proponent shall ensure that sound emissions from the compressor station will be below the limits recommended by the applicable regulatory authorities.
2. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.
3. A minimum setback of 7 metres from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
4. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - Constructing or installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
 - Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
 - Using any explosives within 300 metres of TCPL's right-of-way; and
 - Use of TCPL's Prescribed Area for storage purposes.
5. During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is

responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.

6. Permanent fencing may be required along the limits of TCPL's right-of-way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
7. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
8. Planting and Vegetation Plans will minimize vegetation on TCPL's right-of-way and ensure:
 - A 5 metre wide, continuous access way is provided on each side of the pipeline within the right-of-way;
 - TCPL's right-of-way is seeded with Canada #1 seed;
 - No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL's facilities;
 - No trees or shrubs that will reach a height greater than 4 metres are planted within the right-of-way;
 - Tree roots do not interfere with or cause damage to the pipeline.
 - A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
 - Where high-pressure gas is contained within an enclosed building (such as a metre station or building housing a compressor plant), trees and shrubs should be separated from the building by a minimum of 30 metres.
9. Sidewalks/Pathways may be permitted within the right-of-way but must:
 - Not exceed 3 metres in width;
 - Maintain a minimum separation of 5 metres from the edge of the facility at all points where the pathway travels along the same direction (i.e. paralleling) as the facility within the right-of-way;
 - Cross TCPL's pipeline as close to 90 degrees as possible, but no less than 45 degrees;
 - Limit crossings to 1 per city block (approx. 200 metres)
 - Use company supplied signage for crossings installed by a Third Party; and
 - Have expansion joints installed 3 metres on either side of TCPL's pipeline(s) if the pathway is cement or asphalt.
10. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
11. Facilities shall be constructed to ensure that drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's right-of-way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes,

catchbasins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of TCPL's right-of-way.

12. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
13. Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.
14. Mechanical excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
15. In no event shall TCPL be held liable to the Owner respecting any loss of or damage to the Owner's Facility which the Owner may suffer or incur as a result of the operations of TCPL. The Owner shall be responsible for all costs involved in replacing the Owner's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's Facility on the TCPL right-of-way.
16. Vehicle barriers, of a design acceptable to TCPL or as may be required by law, shall be installed across the width of the right-of-way, where public roads cross the right-of-way. The location of these barriers must be approved by TCPL.
17. All display plans shall identify the TCPL pipeline right-of-way corridor within the proposed linear park block(s).
18. The Owner shall include notice of the following in all offers of purchase and sale:
 - Notice of the easement agreement registered against the property which may affect development activities on the property;
 - Notice of the 30 metre Prescribed Area as regulated by the CER Act;
 - The number of high pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - The setback for all permanent structures and excavations from the limits of the right-of-way; and,
 - The local One Call number 1-800-400-2255 or www.clickbeforeyoudig.com.
19. TCPL's prior approval must be obtained for the Site Plans for the permanent structures to be erected on lots and/or Blocks which are encumbered by, or are adjacent to TCPL's right-of-way.
20. For Site Plans on lots and/or Blocks within 30 metres of the edge of the pipeline (the Prescribed Area), the proponent shall circulate a Functional Servicing and Stormwater Management Report to TCPL.
21. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
22. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Owner. The complete scope of work that

may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Owner must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.

23. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Zoning By-law Amendment:

TCPL would like to advise the Applicant of the following provisions in the City of Vaughan's Zoning By-law 001-2021, that shall apply to the proposed development:

"4.23 TransCanada Pipeline and Facilities

1. *Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule B-5, the following requirements shall apply:*
 - a. *A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline easement.*
 - b. *A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.*
 - c. *A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.*
 - d. *A minimum setback of 7.0 m shall apply to any minimum required amenity area.*
 - e. *A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted."*

Thank you for the opportunity to provide comments. Kindly forward a copy of the draft conditions for review prior to any decision to the undersigned by mail or by email to TCEnergy@mhbcpplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited