

ATTACHMENT 5

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 (THE 'PLAN') RIZMI HOLDINGS LIMITED (THE 'OWNER') PART OF LOT 30, CONCESSION 2, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-18V004 (THE 'PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 5a).
2. The Conditions of Approval of York Region as set out in Attachment 5b) and dated August 27, 2020.
3. The Conditions of Approval of Canada Post as set out in Attachment 5c) and dated February 26, 2020, May 6, 2024 and October 29, 2024.
4. The Conditions of Approval of Alectra Utilities as set out in Attachment 5d) and dated April 10, 2024.
5. The Conditions of Approval of Bell as set out in Attachment 5e) and dated April 23, 2024.
6. The Conditions of Approval of Enbridge Gas as set out in Attachment 5f) and dated April 25, 2024 and October 21, 2024.
7. The Conditions of Approval of TransCanada Pipeline as set out in Attachment 5g) and dated October 30, 2024.
8. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 5h) and dated November 15, 2024.

Clearances

1. The City shall advise that the Conditions contained in Attachment 5a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

2. York Region shall advise that the Conditions contained in Attachment 5b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Canada Post shall advise that the Conditions contained in Attachment 5c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities shall advise that the Conditions contained in Attachment 5d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell shall advise that the Conditions contained in Attachment 5e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge shall advise that the Conditions contained in Attachment 5f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. TransCanada Pipeline shall advise that the Conditions contained in Attachment 5g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. The Toronto and Region Conservation Authority shall advise that the Conditions contained in Attachment 5h) have been satisfied and the clearance letter shall include a brief statement detailing how each conditions has been met.

ATTACHMENT 5a)

**DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 ('THE PLAN')
RIZMI HOLDINGS LIMITED ('THE OWNER')
PART OF THE LOT 30, CONCESSION 2, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY')
THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF
PLAN OF SUBDIVISION FILE 19T-18V004, ARE AS FOLLOWS:**

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Lucas & Associates, Draft Plan of Subdivision 19T-18V004, Revision 13, dated October 31, 2024, as red-lined dated January 21, 2025 (the 'Plan').
2. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees and street naming fees to the Development Planning Department, in accordance with the in-effect Fees and Charges By-law.
4. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department, Urban Design Division in accordance with the in-effect Tariff of Fees By-law.
5. 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.
6. The Deputy City Manager 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.
7. The appeal of Vaughan Official Plan 2010 (Appeal #62) (OLT case no. OLT-21-001787) for the lands within the Plan shall be withdrawn to the satisfaction of the Deputy City Manager Planning, Growth Management and Housing Delivery, within 45 days of final approval of the Zoning By-law amendment.

Development Engineering

Standard Draft Plan Conditions

8. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
9. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
10. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
11. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
12. 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.
13. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
14. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
15. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
16. 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 or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

17. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
18. 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.
19. 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.
20. 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.
21. 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.

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

a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

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

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

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

c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

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

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

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

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

- e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- f) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- g) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.
- h) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”

- i) Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot Owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

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

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

within the Plan to the satisfaction of the City.

Specific Draft Plan Conditions

The following specific conditions of Draft approval are to apply to this development in addition to the standard engineering conditions:

23. The Plan shall relate to the Draft Plan of Subdivision Drawing, prepared by Lucas and Associates drawing dated, October 31, 2024, and redlined dated December 9, 2024.
24. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
25. 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.
26. The Owner shall agree in the subdivision agreement to revisions on the draft plan of subdivision to incorporate the final Kirby Road design, to the satisfaction of the City.
27. Prior to final approval of the Plan, the Owner shall provide a Surveyor certificate confirming the final alignment of the Kirby Road extension to the satisfaction of the City.
28. Prior to final approval of the Plan, the Owner shall submit an updated Traffic Impact Study, including the following components, to the satisfaction of the Development Engineering Department:
 - a) A functional design of the transportation network, confirming that the proposed street layout adheres to the City of Vaughan Engineering Design Criteria and Standards.
 - b) Verification that vertical and horizontal sightlines are adequate for all applicable movements at internal intersections, site access points, and lot driveways (where applicable), in accordance with TAC (Transportation Association of Canada) Guidelines.
 - c) Inclusion of traffic calming and management measures, with particular attention to Street B.
 - d) Analysis of site access points and internal intersection lane configurations under both ultimate buildout and phased conditions.

- e) Warrant analyses for the proposed traffic control types, auxiliary turning lane requirements, and determination of adequate storage lengths for turning lanes.
 - f) A pavement marking and signage plan for all roads and intersections, confirmed by design and control vehicle turning diagrams.
 - g) Exploration of options for formal pedestrian crossings at Street B intersections.
 - h) Recommendations for the appropriate side of minor collector streets for lay-by parking, based on an approved parking plan.
29. Prior to final approval of the Plan, the Owner shall provide detailed intersection design drawings for all proposed accesses onto Kirby Road to the satisfaction of the City unless alternative arrangements are made with the City.
30. The Owner shall agree in the subdivision agreement to fully construct proposed intersections and accesses from the subdivision to Kirby Road at the Owner's cost as per the approved construction drawings unless alternative arrangements are made with the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
31. Prior to final approval of the Plan, the Owner shall agree to construct the temporary road from Dufferin Street to Street J in the event the extension of Kirby Road is not constructed and provide all the required design drawings to the satisfaction of the City at no cost to the City, if applicable.
32. The Owner shall agree in the subdivision agreement that any changes including decommissioning, as may be required, of temporary infrastructure constructed by the Owner for access to the Plan along the Kirby Road alignment shall be paid and completed by the Owner, to the satisfaction of the City.
33. The Owner shall provide detailed design drawings for the proposed subdivision road network to the satisfaction of the City. The detail design drawings should provide pedestrian connections to the surrounding arterial road network and include the location of sidewalks, multi-use paths, crossings, pavement markings, signage, cross-rides, bike lanes and other transportation infrastructure to the satisfaction of the City.
34. Prior to final approval of the Plan, the Owner shall provide a pavement marking and signage plan for the proposed sub-division to the satisfaction of the City. The Owner shall agree in the subdivision agreement to fully implement the pavement markings and signage at the Owner's cost as per approved drawings to the satisfaction of the City.

35. The Owner acknowledges and agrees that the mid-block cross-section for proposed minor collector roads (Street B, Street J, and Street O) in the subdivision will be designated to provide 3.5m lane widths capable of accommodating transit vehicles, 2.5m wide on-street parking on one side of the road, a 3m wide multi-use path and 1.5m wide sidewalk.
36. The Owner shall design and construct a temporary cul-de-sac on the north end of Street O per the City standards for the interim conditions prior to the first occupancy permit at its cost. The Owner shall remove the cul-de-sac, restore the affected roadway and boulevards and design and construct an access to Kirby Road, per City standards, once Kirby Road is constructed in the ultimate condition from Dufferin Street to Bathurst Street, unless alternative arrangements are made to the satisfaction of the City.
37. The Owner shall agree in the subdivision agreement that no application of building permits will be made for dwelling units on Blocks 530 and 531 until the temporary cul-de-sac is replaced with an intersection to the ultimate Kirby Road and the roadway and the boulevards are reinstated.
38. The Owner shall design and construct a cul-de-sac, as shown on the draft plan, that locates partially on Street P and Street S at its own cost until the land is zoned to an appropriate zone category to facilitate development of residential lots to the satisfaction of the City. The Owner shall remove the cul-de-sac, restore the affected roadways and boulevards and design and construct Street P, Street Q, and Street S as per City standards at its cost.
39. The Owner shall agree in the subdivision agreement that no application of building permits will be made for dwelling units on Lots 339 and 340 and 385 to 391 and Lots 409 to 413 until the temporary cul-de-sac is replaced with the approved roadways, as shown in the draft plan, and the roadways and the boulevards are reinstated.
40. The Owner shall provide detail design drawings for the Street B alignment showing that subdivision roads including horizontal curvature and sight triangles meet City standards and to the satisfaction of the City. The Owner shall agree that the draft plan be redlined to reflect the ultimate alignment of Street B to the satisfaction of the City and make necessary changes to the proposed lots and future roads.
41. The Owner shall agree, in the Subdivision Agreement, to construct temporary cul-de-sacs on Roads D, F, G, I, K, M, N, and O outside of construction and grading easements Parts 13 and 14 on 65R-39883 for Kirby Road extension where road rights-of-way overlap with construction or grading easements, to the satisfaction of the City. Upon request by the City or the expiration of the said easements, whichever occurs first, the Owner shall remove the temporary cul-de-

sacs and complete construction of the roads in accordance with the ultimate design, to the satisfaction of the Development Engineering Department.

42. Prior to final approval of the plan, the Owner shall provide a detailed design of pedestrian connections and walkways to the Kirby Road extension and Dufferin Street, along the fencing on the north and west sides of the subdivision, to the satisfaction of the Development Engineering Department.
43. The Owner shall provide a design for the multi-use path along Street J, situated on the west side of the street to facilitate connection with the proposed park, unless an alternative arrangement is approved to the satisfaction of the Development Engineering Department.
44. The Owner shall provide a design for the cul-de-sac at the terminus of Street A, in accordance with the City of Vaughan Standard Drawing R-107, unless an alternative design is approved by the Development Engineering Department.
45. The Owner shall agree in the Subdivision Agreement to incorporate all recommendations from the City-approved Updated Traffic Impact Study (TIS) into the functional design drawings, engineering submissions, and implement these measures as required. Should the City determine, prior to the assumption of municipal services, that any traffic calming or control measures are insufficient or ineffective, the Owner shall, at no cost to the City, design and construct additional or modified measures to the satisfaction of the City.
46. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Geotechnical Report to the satisfaction of the City. The report shall consider the impact of the proposed grading/filling to support the proposed municipal roads and include monitoring for future road settlements where required.
47. Prior to final approval of the Plan the Owner shall provide Geotechnical certification for any engineered fill or structures to support the proposed municipal roads or stormwater management facilities within Plan.
48. Prior to final approval of the Plan the Owner shall provide Grading and Servicing plans to the satisfaction of the City.
49. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
50. Prior to final approval of the Plan the Owner shall provide an updated Functional Servicing Report confirming the existing municipal infrastructure has capacity to service the proposed development.

51. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the City for review and approval and shall include a comprehensive water distribution network analysis to demonstrate that adequate water supply for fire flow demands is available for the Plan.
52. The Owner shall agree in the subdivision agreement to undertake an assessment of the City's existing downstream sanitary sewer system. In the event the findings of this analysis identify the need to undertake improvements to the existing downstream sanitary sewer system in order to accommodate the additional sewage flows from the development of the subject lands, the Owner shall design and construct these system improvements at no cost to the City and to the satisfaction of the City, subject to an Area Specific Development Charge Project (ASDC) or Development Charge Reimbursement if eligible and/or cost sharing.
53. The Owner shall agree in the subdivision agreement to obtain all required approvals and convey the necessary lands and/or easements to the City, free of all costs and encumbrances, the required water system and water booster station, sanitary sewers, pumping station and storm sewers and any other municipal infrastructure required to service the subject lands to the satisfaction of the City.
54. The Owner shall agree in the subdivision agreement to design and construct all internal and external infrastructure required to service the development. The Owner shall provide securities for the construction and decommissioning infrastructure and pay for any non-standard infrastructure which requires additional operation and maintenance cost.
55. The Owner shall agree in the subdivision agreement to locate, design and construct the temporary water booster station on the Owner's lands at no cost to the City and to the satisfaction of the City. The Owner shall convey an easement to the City free of all costs and encumbrances and provide securities for the construction and decommissioning of the temporary water booster station unless other arrangements are made to the satisfaction of the City, subject to DC Reimbursement if eligible and/or cost sharing.
56. The Owner shall agree in the subdivision agreement to design and construct the interim water distribution network required to service the development lands, along Dufferin Street, at no cost to the City and to the satisfaction of the City. Furthermore, the Owner, is required to decommission the interim Pressure District 8 water distribution system infrastructure (including a water booster station) at its own expense to the satisfaction of the City, subject to DC Reimbursement if eligible and/or cost sharing.
57. The Owner shall agree in the subdivision agreement to provide payment to the City for the future maintenance and operation of the temporary water booster station until such time as the temporary water booster station is decommissioned, all to the satisfaction of the City.

58. The Owner shall agree in the subdivision agreement to design and construct the wastewater forcemain required to service the Plan, at no cost to the City and to the satisfaction of the City. The Owner shall obtain Region of York approval for any work proposed on Dufferin Street, subject to DC Reimbursement if eligible and/or cost sharing.
59. The Owner shall agree in the subdivision agreement to locate, design and construct a sewage pumping station on the Owner's lands at no cost to the City and to the satisfaction of the City. The Owner shall convey the lands to the City free of all costs and encumbrances and provide securities for the construction of the sewage pumping station, subject to DC Reimbursement if eligible and/or cost sharing.
60. The Owner shall agree to finance and implement and/or contribute to sanitary sewage system improvements in the Bathurst Collector Sewer service area, as required, based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan, to the satisfaction of the City, subject to DC Reimbursement if eligible and/or cost sharing.
61. The Owner shall agree in the subdivision agreement to front-end finance and construct or contribute to the required ultimate water distribution system infrastructure improvements as detailed in the conclusions and recommendations of the City's Integrated Urban Water Master Plan Class Environmental Assessment, to the satisfaction of the City, if applicable.

The Owner acknowledges and accepts the risk that these works are not currently in the DC By-Law but elements of it (excluding any throw away, decommissioning, temporary works) meets the City's Local Service Policy criteria and will be considered in the next DC update. The Integrated Urban Master Plan EA final recommendations have identified the need for PD9 watermain improvements. Accordingly, the final recommendations will be carried into the City's next DC update. In the event the watermain works are permitted to be included as a City-Wide DC project and subject to no outstanding appeals, the subdivision agreement may be amended to include terms and conditions of the watermain works DC reimbursement. Should the Owner not be able to recover reimbursement in whole or in part from the City-Wide DC project, the City will not assume any liability for the cost of the works and will have no obligation to reimburse the Owner for any expenses incurred for which recoveries were not received, if applicable.

62. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Stormwater Management Report to the satisfaction of the Development Engineering Department.
65. Prior to final approval of the Plan, the Owner shall obtain approval from TRCA for the required stormwater management system outlet(s) to service the subject lands.

66. The Owner shall agree in the subdivision agreement to design and construct a stormwater management facility per City Standards within Block "X" and "Y" on the redlined draft plan, at the Owner's cost and to the satisfaction of the City. In the event a non-conventional stormwater management facility is accepted by the City, the Owner shall provide a financial offset fee for operation and maintenance of the facility, in accordance with the City's Non-Conventional Stormwater Management Facility Policy and Procedure.
67. The Owner shall agree in the subdivision agreement to convey the necessary lands and easements required for the stormwater management facility to the City, and appropriately zone the lands, free of all costs and encumbrances, to the satisfaction of the City.
68. The Owner shall agree in the subdivision to provide any financial securities, Letter(s) of Credit and /or financial contributions, as deemed necessary by the City in order to implement and maintain the stormwater management facility and measures.
69. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.

The requirement is not applicable for works or lands within or considered to form the Kirby Road right of way.

70. 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.
71. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.

72. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and/or final execution of a subdivision agreement, to the satisfaction of the City.

73. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and no Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
- the location of parks, open space, stormwater management facilities and trails;
- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded residential for townhouses
- the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, (905) 832-8585."

"For detailed grading information, please call the developer's engineering consultant, (name) at ".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

74. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.

75. The Owner shall prepare a noise report at the Owner's expense and 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 noise consultant recommendations in the report to the satisfaction of the City.
76. The Owner shall agree in the subdivision agreement to revise the noise report and amend the subdivision agreement if additional noise attenuation is required to the satisfaction of the City.
77. Any proposed road allowances, road widening, and daylight corners on the Plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances subject to DC Reimbursement if eligible and/or cost sharing.
78. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a revised detailed hydrogeological impact study for the review and approval of the City 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.
79. Prior to final approval of the Plan 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, a Phase Two ESA, and if required and as applicable, a Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended), for the lands within the Plan. The Phase Two ESA report shall include an assessment of the surface and subsurface soils to address potential impacts from, but not limited to, fuel storage tanks, industrial activities and stockpiling, land filling, and the potential presence of deposited waste. Appropriate groundwater sampling and analysis and an assessment of potential subsurface vapour impacts, such as methane and VOCs, should also be undertaken. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - b) Submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - c) MECP and City records indicate that the development lands historically may have been associated with a former waste disposal site having MECP reference number X5033. As applicable, the Owner shall submit documentation from the MECP confirming there are no approvals, orders,

restrictions, objections, and/or concerns with respect to the MECP landfill X5033 record and the proposed change to a residential development.

- d) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
 - e) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
80. Prior to the conveyance of land and/or release of applicable portion of the 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 Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (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 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 Record(s) of Site Condition (RSCs) 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.
81. The Owner shall agree in the subdivision agreement to construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, stormwater management, and/or park blocks to the satisfaction of the City.

82. The Owner shall agree in the subdivision agreement to include the following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- (a) abutting or in proximity of any parkland, walkway or stormwater management access:
 - “Purchasers and/or tenants are advised that the lot abuts a “Walkway” of which noise and lighting may be of concern.
 - (b) encroachment and/or dumping:
 - “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park and/or open space are prohibited.”
 - (c) gate of access point:
 - “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the walkway is prohibited.”
 - (d) potential transit route:
 - "Purchasers and/or tenants are advised that Dufferin Street and Kirby Road may be used as transit routes in the future."
 - (e) landfill:
 - “Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park.”
 - (f) Oak Ridges Moraine:
 - “Purchasers and/or tenants are advised that the Plan lies within the boundary of the Oak Ridges Moraine as defined through the Oak Ridges Moraine Conservation Plan, May, 2017.”
 - (g) abutting any open space, woodlot or stormwater facility:
 - "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
 - (h) Kirby Road alignment:
 - “Purchasers and/or tenants are advised that a temporary cul-de-sac is located at the north end of Streets D, F, G, I, K, M, N and O. The cul-de-sac will be removed and a roadway will be design and constructed as an access to Kirby Road, per City standards, once Kirby Road is constructed in the ultimate condition from Dufferin Street to Bathurst Street, unless alternative arrangements are made to the satisfaction of the City.”

- “Purchasers and/or tenants are advised that temporary cul-de-sacs are located at the north end of Streets D, F, G, I, K, M, and N. The cul-de-sacs will be removed and the roads will be design and constructed per City standards, once Kirby Road is constructed in the ultimate condition from Dufferin Street to Bathurst Street, and grading and construction easement are released, unless alternative arrangements are made to the satisfaction of the City.”
83. The Owner shall agree in the subdivision agreement to include warning statements, in wording satisfactory to the City, in agreements of Purchase and Sale/or tenants relating to the applicable Lots as described in the Environmental Noise Assessment report, prepared by Novus Environmental Inc./SLR, dated August 13, 2019 (unless otherwise revised in an updated Detailed Noise Study).
84. The Owner shall agree in the subdivision agreement to decommission any wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
85. 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.

Urban Design

86. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City’s Tree Protection Protocol.
 - The Owner shall not remove trees without written approval by the City.
 - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
87. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2024); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
- This fee will include staff’s review and approval of proposed streetscaping/

landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.

- In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
88. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
- Landscape master plan; co-ordination of the urban design/streetscape elements including lot fabric, built form, fencing treatments, and street tree planting, and park lands.
 - The appropriate edge treatments and landscaping along Dufferin Street and future Kirby Road extension with low-maintenance plant material.
 - Edge restoration along the open space blocks, including the tree preservation lands and the valley and stream corridor system.
 - Trail system within the park blocks, open space blocks (including the tree preservation lands and the valley and stream corridor system) and the TCPL corridor.
 - Architectural control design guidelines.
 - Sustainability design practices/guidelines.
89. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
- The program shall present a set of metrics to quantify the sustainability performance of new development projects.
90. Prior to final approval, the Owner shall provide buffer blocks abutting the open space blocks, including the tree preservation lands and the valley and stream corridor system, in accordance with TRCA policies along residential lots.
91. Prior to final approval, the Owner shall prepare a detailed edge management

plan study for the perimeter of the open space blocks, including the tree preservation lands and the valley and stream corridor system. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

- The Owner shall provide a report for a 20 m zone within all staked open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

92. The warning clause council approved September 29th, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement:

- "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
- "The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."

93. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut the open space blocks, including the tree preservation lands and the valley and stream corridor system, and associated open space buffer blocks.

94. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut park blocks and storm water management pond blocks.

95. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut the TransCanada Pipeline corridor.

96. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential lots #418 and #419 that abut block

#534.

97. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential lots that abut the landscape buffer blocks, including the acoustic buffers, along Dufferin Street and the future Kirby Road extension, to the satisfaction of the City.
98. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots; to be co-ordinated with the environmental noise report and architectural design guidelines.
99. The Owner shall convey the landscape buffer blocks along Dufferin Street and the future Kirby Road extension, including the acoustic buffers, to the City free of all cost and encumbrances, subject to DC Reimbursement if eligible and/or cost sharing.
100. The Owner shall convey open space blocks, including the tree preservation lands and the valley and stream corridor system, and all associated open space buffer blocks to the TRCA or the City free of all cost and encumbrances.
101. The Owner shall agree in the subdivision agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.

Parks Infrastructure Planning and Development

102. Prior to registration of the Draft Plan, the Owner shall convey Park Block 578 to the City for parkland purposes and will be credited for this dedication as provided in the parkland dedication requirements of the Planning Act. The proposed parkland conveyance will be required to satisfy the City's policies and procedures for land conveyance and/or cash-in-lieu of parkland dedication.
103. Prior to registration of the Draft Plan, the Owner shall convey Park Block 532 to the City for parkland purposes and will be credited for this dedication as provided in the parkland dedication requirements of the Planning Act. The proposed parkland conveyance and/or cash-in-lieu of parkland dedication.
104. To meet dedication requirements under the Planning Act and in-effect parkland dedication by-law and amendments, payment-in-lieu of parkland may be applicable, discounting any public parkland dedicated to the City. Real Estate Services staff shall review and provide comments as required.
105. The Owner shall ensure the park design, location, typology, and size conforms to and is consistent with the Vaughan Official Plan (VOP 2010) Section 7.3.2 Parks and Open Space Design and to the Active Together Master Plan (ATMP).

106. 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.
107. Prior to the execution of the subdivision agreement, the Owner shall agree to develop Park Blocks 578 and 532 in accordance with the 'Base Park Requirements' listed below. All parkland conveyed to the City shall be conveyed in a physical condition satisfactory to the City and in accordance with the policies, practices and guidelines of the City. Unless otherwise agreed upon with City staff, development of the public parkland block shall be completed by no later than, within two growing seasons of the first building permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park:
 - a. The public park block(s) shall not be encumbered by any easements for utility services, transformer boxes, temporary or permanent building structural elements, building overhangs, Canada Post mailboxes and/or access, buffers, railway and pipeline safety buffers and zones, Natural Heritage Network core features and associated buffers, with the exception of cross easements for servicing, utilities, maintenance and access, unless otherwise agreed to between the parties.
 - b. Proposed public park block(s) grading must not negatively impact adjacent properties with overland flow routes. The public park block(s) cannot be encumbered by overland flow routes from adjacent properties.
 - c. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed grading works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual at interim and final phases of the public park block(s) development to the satisfaction of the City.
 - d. The Owner shall complete a Facility Fit Plan for the proposed park block(s), to the satisfaction of the City which shall contain the following:
 - i. Illustrate the proposed recreational program requirements and level of service to meet the projected population and demographics as determined by the City per the recommendations of the 2018 Active Together Master Plan (ATMP) or its successor document along the principle framework/permitted programming uses established with the City.
 - ii. The required park facilities and programming shall not be negatively impacted by underground stormwater management facility, if applicable.

- iii. Demonstrates a sound design approach at locations where proposed public parks are adjacent to private development the treatment of the interface between the public park and the private development to ensure an integrated design approach is adopted towards built form, pedestrian connections, and ground floor programming to the City's satisfaction.
 - iv. Layout plan which illustrates proposed park program requirements, phasing plan based on adjacent construction activities, pedestrian circulation, and required setbacks as determined by the City.
 - v. Consider local trail connection through the park blocks as applicable to connect the subject lands to future planned trails and to Kirby Road as applicable.
 - vi. Demonstrate parkland configuration and grading to allow for the placement and development of appropriate outdoor facilities.
 - vii. Provides information on parkland development phasing to deliver the Park and associated facilities to residents consistent with the development phasing and to the City's satisfaction;
 - viii. Provides boundaries of proposed parkland dedication and the total size of individual blocks.
 - ix. Provides an existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition.
 - x. Provides a grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements. Provide base and ultimate grading consistent with intended uses and objectives of the park. The grading plan shall illustrate proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements.
 - xi. Provides a construction cost estimate for base park works
 - xii. Required restoration works and Edge Management Plan for park block(s) abutting open space and associated buffers;
 - xiii. The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.
- e. Archaeological Assessment, Stage I and II, is required to determine limits of public park block(s). Proposed public park lands are to be clear of all historically significant heritage features.
- f. A geotechnical investigation and Phase 2 Environmental Site Assessment shall be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing all public park block(s) in the Plan for conformity with the applicable MOECC Site Condition Standards for parkland use to the satisfaction of the City. A minimum of number of boreholes, to be determined at draft plan of subdivision or development agreement stage, are required within the parks block(s). Boreholes are to

be taken at regular intervals along the full length of the proposed public park block(s). Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants. Should additional fill be placed to meet required grading levels, the results of the Phase Two Investigation shall be supplemented with a letter report addressed to the City by the Owner's environmental consultant that includes: confirmation of the area where fill has been placed and details regarding dates, sources, volumes, and certification that the placed fill material meets the applicable MOECC Site Condition Standards referenced above and compacted to the standard referenced below.

- g. A complete inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within park block(s). Drawings shall indicate the location of all existing trees, including limit of drip line, trees to be removed and trees to be maintained within the park block(s). No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site. Any tree or similar vegetation in accordance with the tree preservation plan shall be retained on the park block(s).
- h. Adequately sized servicing connections are required along the main public park frontage and shall include a water chamber manhole, complete with a curb stop, sanitary manhole and a storm water manhole. All structures are to be located a minimum of 5 meters from adjacent property lines.
- i. The approved electrical distribution plan will include a 120/240 volt, single phase, three wire power supply to the public park block(s). The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2"x4" wood stake, visible above grade
- j. Public park block(s) grading shall be completed using clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD) inclusive of any civil work required such as retaining structures, rip rap, swales, and the like to meet grading levels as determined by the City approved grading plan. The park block(s) shall generally be graded to meet and match surrounding levels and allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area.
- k. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four

percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0pH to 7.5pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Topsoil shall be placed to a minimum depth of 300mm over the entire public park block(s). Prior to placement of topsoil, the Owner shall add all amendments as required to amend the existing soils to meet the recommendations of the fertility testing and demonstrate that these standards have been met. Along with minimum depth for park facilities.

- I. All temporary sediment control management measures are to be removed prior to rough grading.
 - m. The public park block(s) shall be sodded, as approved by the City.
 - n. The Owner shall install City approved temporary fencing along the perimeter of the public park block(s). "No Dumping", "No Trespassing", and "Encroachment by-law" signage shall be attached to the temporary fencing.
 - o. The Owner shall be responsible to maintain the public park block(s) until such time as the public park is assumed by the City. Maintenance shall entail maintaining sufficient grades to prevent standing water, routine grass cutting, erosion repairs, cleaning of catch basins, repair of perimeter fencing and removal of any debris that is dumped on the site, to meet the City's level of service and to the satisfaction of the City.
108. Prior to the execution of the subdivision agreement, the Owner shall provide the City with Letter of Credit (LC) totaling the complete cost to construct the public parkland block(s) to base conditions as per Park Base Conditions and Requirements, based on the approved plans and cost estimate. The LC shall be held for the estimated construction costs for the proposed site works, which shall include but is not limited to all required grading, landscape restoration, additional fill to meet approved grades, risk of contamination, removal of existing infrastructure/structures, temporary drainage structures servicing, and fencing. The Owner is responsible for the total cost of the construction of parkland base as per Park Base Conditions and Requirements, including but not limited to any works of a temporary nature.
109. Prior to the execution of the subdivision agreement, the Owner is to advise the City whether or not they intend to undertake full development of Park Block 578 as part of the development of the associated subdivision phase so that the City can plan and budget accordingly. In the event that the Owner and the City agree that the Owner will develop the Park Block 578, the design, securities and

construction of the Park will be addressed through an amending agreement in accordance with the City "Developer Build Parks Policy, No. 07.2.05".

110. The Owner shall agree that, should a Non-Conventional Stormwater Management Facility associated with parkland be proposed associated with Park Block 532, the Owner shall be responsible to develop Park Block 532 in accordance with the "Developer Build Parks Policy, No. 07.2.05" and the Owner shall enter into a developer build agreement with the City requiring the Owner to provide securities and complete the design and construction of the public park to the Ultimate Condition, in accordance with the City Developer Build Parks Policy, No. 07.2.05.
111. The conveyance of a public park with an underground Non-Conventional SWMF encroaching upon it shall be in accordance with Parkland Dedication By-law 168-2022, the Council approved Municipal Non-Conventional Stormwater Management Facilities Policy 08.C.03, Procedure PRC.45, and the City's Engineering Design Criteria & Standard Drawings, including specifically *Section 3. Parkland Considerations* of the above identified Policy. In addition, the Owner shall acknowledge and agree to the following:
 - a. A Non-Conventional SWMF Justification Report shall be submitted and include, but not be limited to, the following information in relation to the proposed public park, to the satisfaction of the City;
 - b. The City shall approve the area, depth of soils, configuration, facilities, access, and boundaries of the proposed park over the stormwater management facility;
 - c. Enter into any future agreements that may be necessary related to the costs (capital and operational), enhancements to park facilities, design, development, management/operations, and legal arrangements for municipal property associated with any proposed Non-Conventional Stormwater Management Facility associated with a proposed park block

Warning Clauses

112. The following warning clauses are to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting, or in close proximity to, the future public park block(s) and/or public multi-use recreational trail:

"Purchasers and/or tenants are advised that the lot abuts a municipal park and/or trail and that lighting and noise should be expected from the use of the park and/or trail for recreation purposes."

"Purchasers and/or tenants are advised that the municipal parks and/or trails 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."

"Purchasers and/or tenants are advised that any encroachments and/or dumping

from the lot to the municipal park, open space, and/or trail, are prohibited.”

"Purchasers and/or tenants are advised that a multi-use recreational trail and/or maintenance access routes may be constructed behind the lot and that lighting and noise should be expected from the use, operation and/or maintenance of this trail system.”

Policy Planning and Special Projects

Natural Heritage Conditions

113. Prior to final approval of the Plan, the Owner shall convey Block 521 (Tree Preservation Block) and any other not yet identified Tree Preservation Blocks to the City of Vaughan free of all cost and encumbrances, to the satisfaction of the City. Blocks associated with the Valley and Stream Corridors will be conveyed to the TRCA-
114. The implementing zoning by-law shall be prepared to the satisfaction of the City.
115. 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.
116. Prior to final approval of the Plan, the Owner shall submit an updated Environmental Impact Study (including an opportunities and constraints figure that identifies all Natural Heritage features and hazards limits and associated vegetation protection zones), arborist report, tree inventory and impact plan, including individual trees and trees identified as significant woodlands (if applicable) in the final inventory of trees proposed to be injured/removed and compensated for, to the City's Urban Design, Forestry and Environmental Planning departments for review and approval.
117. Prior to final approval of the Plan, the Owner shall submit a compensation plan for authorized lost or altered removals of natural heritage features, including but not limited to woodlands and wetlands. The compensation plan should include a comprehensive methodology, final values, a restoration/naturalization plan, and shall be prepared to the satisfaction of the City and TRCA (where applicable). The compensation plan for significant woodlands will differ from the methodology used for individual trees. Compensation associated with authorized lost or altered removals of natural heritage features, including but not limited to woodlands and wetlands must be assessed in accordance with a recognized ecosystem-based approach.

Pursuant to section 135 (12)(d) of the Municipal Act any trees that are approved by the City to be removed within the Plan, once conditions 116 and 117 are satisfied, are exempt from any municipal Tree-By Laws (Upper and Lower Tier).

118. Prior to final approval of the Plan, the Owner shall provide a Sustainability Metrics Program (SMP) tool demonstrating how the final plan of subdivision meets minimum threshold requirements, to the satisfaction of the City.
119. Prior to final approval of the Plan, the Owner shall submit a planting plan/edge management/restoration plan (including landscaping) for the Vegetation Protection Zone from the "Core Features" (i.e. valley stream corridor, woodland, wetland, etc.), to the satisfaction of the City.
120. Prior to final approval, unaddressed/unresolved Environmental Planning staff comments from previous submissions for the noted application which pertain to matters to be addressed during Draft Plan of Subdivision will need to be addressed to the satisfaction of the City.

Environmental Planning staff will also request that the following warning clause included with the future Draft Plan of Subdivision/Site Plan agreement(s) for the site:

Natural Heritage Clauses- Clearance by Staff is not necessary.

121. The Owner acknowledges that the City of Vaughan has Species at Risk within its jurisdiction which are protected under the Endangered Species Act, 2007, S.O.2007. The Owner is required to comply with Ministry of the Environment, Conservation and Parks (MECP) regulations and guidelines to protect these species at risk and their habitat. The onus is on the Owner to complete an information request form and submit it to the MECP for confirmation of any potential Species at Risk on the Subject Lands. The Owner acknowledges that, notwithstanding any approvals made or provided by Vaughan in respect to the Lands, the Owner must comply with the provisions of the Endangered Species Act, 2007.
122. 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.

Development Finance

123. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges.

Cultural Heritage

124. Waring Clause:

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

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



August 27, 2020

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

Attention: Carol Birch, Planner

RE: 5th Submission
Draft Plan of Subdivision 19T-18V004 (SUBP.18.V.0035)
Zoning By-law Amendment Z.18.004 (ZBA.18.V.0095)
11333 Dufferin Street
Part of Lot 20, Concession 2
(Rizmi Holdings Limited)
City of Vaughan

York Region has now completed its review of the above noted revised draft plan of subdivision prepared by Lucas & Associates, revised on July 20, 2020. The subject site is located at 11333 Dufferin Street, north of Teston Road and on the east side of Dufferin Street, in the City of Vaughan. The revised draft plan of subdivision proposes to facilitate the development of 429 single detached units and blocks for acoustic barriers, parks, a stormwater management pond, 0.3m reserves, daylight triangle, roads and the future Kirby Road extension, within a 27.21 ha site.

Zoning By-Law Amendment

The related zoning by-law amendment (ZBA) proposes to rezone the subject lands from "Future Urban Area Zone" to "R4 Single Family Detached Dwelling," "R4 (Hx) Single Family Detached Dwelling (Hx)," "R4 (Hxx) Single Family Detached Dwelling (Hxx)," "R5 Single Family Detached Dwelling," "R5 (Hxx) Single Family Detached Dwelling (Hx)," "OS2 Open Space Park Zone" and additional provisions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Transportation Comments

The Regional Transportation and Infrastructure Planning Branch and Transit Branch have reviewed the draft plan of subdivision and supporting studies. The Transportation and Infrastructure Planning Branch advises that the latest submission does not address any of the

Region's previous comments. Detailed technical comments that were provided previously are attached.

Sanitary Sewage and Water Supply

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

- Duffin Creek WPCP Outfall Modification – 2021 expected completion, and
- Other projects as may be identified in future studies.

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

The Boundary Condition discussion on page 4 of the Water Supply Analysis Report indicates that a theoretical approach based on ground elevations of the lands to be serviced and anticipated service levels for maximum and minimum pressures have been used. This approach does not consider the operational characteristics of the existing system that will eventually provide the service to the proposed development. As such, the Region recommends that existing pressure and flow conditions near the boundary of the development where connections to water sources are proposed be utilized for the modelling purposes. Pressure monitoring and hydrant testing should be conducted to establish the required boundary conditions. Monitoring should capture the high demand periods and seasonal variation in the system operation.

The Water Supply Analysis Report also indicates that water servicing will be provided by the existing 300mm diameter watermain on Dufferin Street and the other two connections to the future proposed 300mm diameter watermain on Kirby Road. The downstream sanitary sewer analysis indicates that the flow from the subdivision will be pumped directly to MH 12A on Dufferin Street bypassing Block 20. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised Site Servicing Plan to the Region for review and record.

Toronto and Region Conservation Authority (TRCA)

As per York Region's Memorandum of Understanding with the Toronto Region Conservation Authority (TRCA), York Region relies on the TRCA to review and provide comment on natural heritage matters related to the Regional Greenlands System and associated applicable provincial plans, as well as natural hazard matters. As such, we defer to the TRCA and their review of the Natural Heritage matters in determination of the appropriateness of these matters in relation to our Regional Official Plan and the applicable provincial plan policies. These applications should reflect any comments, requirements and conditions of the TRCA, to their satisfaction, prior to approval.

The TRCA, in a letter to the City of Vaughan dated August 19, 2020, provided detailed comments and conditions of draft approval on the subject applications. The fifth submission considers many of TRCA's previous comments regarding removal of lands on the southwest portion of the draft plan, and restrictive holding provisions on a number of proposed lots. However, some of TRCA's previous comments regarding the conveyance of natural feature blocks, and the limits of the proposed park (Block 430) have not been fully addressed. TRCA staff are prepared to address these outstanding issues through their conditions of draft approval.

Summary

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

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

Yours truly,



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

Attachments (2) Schedule of Clauses/Conditions
 Memorandum – Technical Comments

Copy to: Quentin Hanchard, TRCA (email only)
 Nancy Tuckett, City of Vaughan (email only)
 Glenn Lucas, Lucas & Associates (email only)
 Cam Milani, Rizmi Holdings Limited (email only)

Schedule of Clauses/Conditions
19T-18V004 (SUBP.18.V.0035)
11333 Dufferin Street
Part of Lot 20, Concession 2
(Rizmi Holdings Limited)
City of Vaughan

Re: Lucas & Associates, Last Revised on July 20, 2020

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 that the proposed Dufferin Street access shall be right-in/right-out only and shall only be permitted under the following conditions:
 - a) The Owner acknowledges that the Dufferin Street right-in/right-out access is not intended to serve as a main access into the proposed development. The main access shall be from the Kirby Road Extension to the proposed development.
 - b) The Dufferin Street right-in/right-out access can only be opened after the following:
 - Opening of at least one full move access onto Kirby Road Extension;
 - Implementation of all required improvements at the intersection of Dufferin Street and Kirby Road/Extension; and
 - An agreement in place between the applicant and the City of Vaughan to implement Kirby Road Extension.
 - c) The Region is in receipt of a Traffic Impact Study confirming the following:
 - That a right-in/right-out only access with exclusive right turn lanes (both deceleration and acceleration) can be accommodated safely on Dufferin Street as per Regional standards and the access will meet the Region Access Guidelines and design standards. Additionally, the right-in/right-out access onto Dufferin Street shall be restricted by installing a raised median on Dufferin Street as per Region standards; and
 - The improvements/modifications required at the intersection of Dufferin Street and Kirby Road/Extension to accommodate the proposed accesses onto Kirby Road Extension.

d) Submission of preliminary design drawings and cost estimates for Dufferin Street and Kirby Road/Extension intersection improvements and Dufferin Street right-in/right-out access to the satisfaction of York Region.

3. The Owner shall include the following clause in the subsequent Purchase and Sale Agreement(s), Tenant and Lease Agreement(s), Condominium Agreement(s) and Declaration of Condominium Agreement(s):

"THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT THE ACCESS TO DUFFERIN STREET IS RESTRICTED TO RIGHT-IN/RIGHT-OUT OPERATION ONLY."

4. The Owner shall provide the proposed development access via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system (as per the Regional Official Plan Policy 7.2.53), where appropriate.

5. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate. A drawing shall be provided to show the layout of active transportation facilities and connections internal to the site and to the Regional/boundary roads.

6. The Owner shall provide active transportation facilities on Dufferin Street and Kirby Road Extension on the frontage of the development to accommodate and encourage active modes of transportation. A drawing shall be provided to show the layout of active transportation facilities and connections internal to the site and to the Regional/boundary roads.

7. The Owner shall implement all recommendations outlined in the revised/updated Transportation Mobility Plan Study, including TDM measures and incentives, as approved by the Region.

8. The Owner shall agree that the proposed right-in/right-out access shall be designed and constructed in accordance to Regional design standards and requirements.

9. 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.

10. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.

11. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
12. The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
13. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence; and
 - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
14. 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

15. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
16. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:

- A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this site plan, and
 - A copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
17. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.
18. The Owner shall provide a revised/updated Transportation Mobility Plan Study consistent with York Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016) to fully address all of the comments provided on the Transportation Assessment Study, prepared by Poulos & Chung dated September, 2017 and Updated Traffic Assessment dated, prepared by LEA Consulting, dated February 2020, to the satisfaction of the Region.
19. The extension of Kirby Road shall be designed to intersect Dufferin Street at a right angle, or on a common tangent, and be located directly opposite to the existing Kirby Road. It shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
20. Street "B" shall be designed to intersect Dufferin Street at a right angle, or on a common tangent, and be constructed to the satisfaction of the Region for a restricted access with a raised concrete median.
21. 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 road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region 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
 - MOECC 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.
22. 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.
23. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
24. 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.
25. 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.
26. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
27. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening along the frontage of Street "D", consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of said Street "D". The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

28. 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.
29. 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.
30. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
31. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels

that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

32. 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.
33. 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 15 metre by 15 metre daylight triangle at the southeast corner of Dufferin Street and Kirby Road intersection,
 - b) 5 metre by 5 metre daylight triangles at the southeast and northeast corners of the Dufferin Street and Street "B" intersection, and
 - c) A 0.3 metre reserve across the full frontage of the site, where it abuts Dufferin Street.
34. Prior to final approval, 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.
35. Prior to final approval, 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.
36. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
37. The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

38. The Owner shall provide payment of the Region's outstanding review fees for this and all subsequent submissions in accordance with Region's Schedule of Fees and Charges By-law. Review fees will be charged at the in effect by-law rate at the time the Region's review fees are paid.
39. The Regional Corporate Services Department shall advise that Conditions 1 to 38 inclusive, have been satisfied.



MEMORANDUM- TECHNICAL COMMENTS

RE: 5th Submission
Draft Plan of Subdivision 19T-18V004 (SUBP.18.V.0035)
Zoning By-law Amendment Z.18.004 (ZBA.18.V.0095)
11333 Dufferin Street
Part of Lot 20, Concession 2
(Rizmi Holdings Limited)
City of Vaughan

Regional Staff have reviewed the above noted draft plan of subdivision and zoning by-law amendment application, as well as the supporting documents, and provide the following comments. These comments are not an approval and are intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

Transportation and Infrastructure Planning

1. Regional transportation comments provided on previous submissions are still outstanding and have not been addressed in the Study.
2. The main access to the development shall be provided via Kirby Road Extension to utilize the existing traffic signal at the Dufferin Street/Kirby Road intersection. The Region may allow a right-in/right-out only access onto Dufferin Street subject to the Study confirming that a right-in/right-out only access can be accommodated safely on Dufferin Street and will meet the Region Access Guidelines, design standards and requirements.
3. The Study shall also confirm that a right-in/right-out only access with exclusive right turn lanes (both deceleration and acceleration) can be accommodated safely on Dufferin Street as per Regional standards and the access will meet the Region Access Guidelines and design standards. Additionally, the right-in/right-out access onto Dufferin Street shall be restricted by installing a raised median on Dufferin Street as per Region standards.
4. The Study shall determine improvements/modifications required at the intersection of Dufferin Street and Kirby Road/Extension to accommodate the proposed accesses onto Kirby Road Extension.
5. The Study shall provide sightline and safety analysis for the proposed right-in/right-out access onto Dufferin Street.

6. The Study is based on turning movement counts collected on a Friday. The Region only accepts traffic data collected on a typical weekday (Tuesday through Thursday) since traffic counts on Friday may not be consistent and underestimating the existing traffic conditions . The Study shall be revised based on traffic volume data collected on a typical weekday.
7. The Study shows that the majority of southbound vehicles on Dufferin Street turning left onto Kirby Road in the Ultimate Future Background Traffic Volumes (Figure 3.2). This assumption has resulted in underestimating the traffic conditions on Dufferin Street. The Study shall provide rationale in assignment of thru vehicles on Dufferin Street to Kirby Road.
8. The Transportation Demand Management Plan does not provide recommendations regarding the improvements of pedestrian and cycling infrastructure in the area to accommodate the proposed development. It is important to provide active transportation facilities on Dufferin Street and Kirby Road Extension on the frontage of the development to accommodate and encourage active modes of transportation.

Transit

1. While YRT does not currently offer service in this area, the developer is encouraged to advise all potential purchasers of the future transit plans in the area of this development, contingent on the expansion of Kirby Road. The Owner/consultant is to contact YRT/Viva Contact Centre (tel. 1-866-668-3978) for future plan maps.
2. The Owner is strongly advised to coordinate with the City of Vaughan to provide sidewalk facilities from the internal private road network to the proposed Kirby Road extension.



Corporate Services

September 22, 2020

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

Attention: Carol Birch, Planner

**RE: Revised Conditions of Draft Approval for
Draft Plan of Subdivision 19T-18V004 (SUBP.18.V.0035)
Zoning By-law Amendment Z.18.004 (ZBA.18.V.0095)
11333 Dufferin Street
Part of Lot 20, Concession 2
(Rizmi Holdings Limited)
City of Vaughan**

In our letter dated August 27, 2020, we provided the City of Vaughan clauses/conditions of draft plan approval for the above-noted application. Further to a request from the applicant and discussions between City of Vaughan Development Planning and Development Transportation Engineering staff and York Region staff, the Region provides the following revised Clause #2 and Condition #19:

2. The Owner shall agree that the proposed Dufferin Street access shall be right-in/right-out only and shall only be permitted under the following conditions:

b) The Dufferin Street right-in/right-out access can only be opened after the following:

- Opening of at least one full move access from the proposed development onto Kirby Road east of Dufferin Street;
- Implementation of all required improvements at the intersection of Dufferin Street and Kirby Road to the satisfaction of York Region; and
- Implementation of Kirby Road between Dufferin Street and the proposed Street "J" to the satisfaction of City of Vaughan and the Region of York.

19. Kirby Road shall be designed to intersect Dufferin Street at a right angle, or on a common tangent, and be located directly opposite to the existing Kirby Road. It shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection

works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.

Please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Duncan".

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

JW/

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

February 26, 2020

City of Vaughan – Planning Department

To: **Carol Birch, Planner, Development Planning**

Reference: **File: 19T-18V004 Related Files: Z.18.004
11333 Dufferin Street in Part Lot 30, Concession 2,
522 single detached lots**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the 522 single detached homes for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

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

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7

CANADAPOST.CA

May 6, 2024

City of Vaughan – Planning Department

To: **Carol Birch, Planner, Development Planning**

Reference: **File: Z.18.004 & 19T-18V004 Related Files: N/A**
11333 Dufferin Street
Phase 2 – 2nd Submission

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the 96 detached homes for Phase 2 of the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

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

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



October 29, 2024

City of Vaughan – Planning Department

To: **Carol Birch**, Planner, Development Planning

Reference: **File: Z.18.004, 19T-18V004** **Related Files: N/A**
1133 Dufferin St
Single detached homes

Thank you for the opportunity to comment on the above noted application.

My comments of May 6, 2024 will still apply.

I trust this information is sufficient, however, should you require further information, please do not hesitate to contact me.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



Revised: April 10, 2024

Date: May 17th 2024

Attention: **Carol Birch**

RE: Request for Comments

File No.: **Z.18.004 & 19T-18V004**

Related Files:

Applicant: Cam Milani c/o Rizmi Holdings Ltd.

Location 11333 Dufferin Street

Revised: April 10, 2024

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.

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s) and driveway(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.

Revised: April 10, 2024

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.

For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alecrautilities.com

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

From: [PrimeCities](#)
To: [Carol Birch](#)
Subject: [External] ZBLA (Z.18.004) & Draft Plan of Subdivision (19T-18V004), 11333 Dufferin St., Vaughan
Date: Tuesday, April 23, 2024 4:50:03 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.



4/23/2024

Carol Birch

**Vaughan
Vaughan (City)**

Attention: Carol Birch

**Re: ZBLA (Z.18.004) & Draft Plan of Subdivision (19T-18V004), 11333 Dufferin St., Vaughan; Your
File No. 19T-18V004**

Our File No. DTS: 25657 / Circ: 41522

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 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.



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

April 25, 2024

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

Dear Carol,

Re: Draft Plan of Subdivision, Zoning By-law Amendment - Resubmission
Rizmi Holdings Limited c/o Cam Milani
11333 Dufferin Street
Part Lot 30, Concession 2
City of Vaughan
File No.: 19T-18V004, Z-18-004

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

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

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

If the gas main(s) 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 at no cost.

Please be advised TC Energy may have infrastructure in the vicinity. Please ensure you circulate to TC Energy.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.



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

October 21, 2024

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

Dear Carol,

Re: Draft Plan of Subdivision, Zoning By-law Amendment - Ph 2 Resubmission and
Ph 1 Revision
Rizmi Holdings Limited c/o Cam Milani
11333 Dufferin Street
Part Lot 30, Concession 2
City of Vaughan
File No.: 19T-18V004, Z-18-004

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

Please always call before you dig, see web link for additional details
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.



Authorized commenting Agency for



October 30, 2024

Carol Birch
Planner, Development PlanningCity of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1Via email: carol.birch@vaughan.ca

Dear Carol Birch:

RE: Zoning By-law Amendment Application & Draft Plan of Subdivision Application – Second Submission**11333 Dufferin Street, City of Vaughan**

Rizmi Holdings Ltd. c/o Lucas & Associates

Municipal File: Z.18.004 & 19T-18V004

MHBC File: PAR 38897

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 applications for a Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of a residential subdivision on the lands identified as 11333 Dufferin Street in the City of Vaughan (the "Subject Lands"). TCPL has three (3) high-pressure natural gas pipelines contained within a right-of-way (easement) abutting the Subject Lands.

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 review of the second submission materials, 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 Proponent. TCPL may submit additional requirements to be included in the Subdivision Agreement.

General Comments:

1. The cul-de-sac paralleling TCPL's right-of-way shall be set back a minimum of 7 metres from the edge of the right-of-way. **This setback is to be measured from the edge of the travelled surface of the cul-de-sac to the edge of the TCPL pipeline right-of-way.** A minimum 2.5-metre-wide gate will be required from the cul-de-sac to TCPL's right-of-way, as TCPL will require unfettered access to their right-of-way. If the intervening land between the City-owned cul-de-sac is not also dedicated to

the City, then TCPL will require the granting of an unfettered permanent access easement from the cul-de-sac to their right-of-way.

2. As detailed design plans for the cul-de-sac advance, TCPL requests a meeting with the Proponent to discuss the interface of the cul-de-sac with the connection to the TCPL pipeline right-of-way.
3. TCPL requests circulation of grading and drainage plans for the lands within 30 metres of the pipeline centerline (the "Prescribed Area"). All grading activities within the Prescribed Area require written consent from TCPL.

Zoning By-law Amendment

We request that the draft Zoning By-law Amendment to By-law 1-88 be revised to identify the TCPL pipeline right-of-way, remove provision 14.XXXX.2.2 b), and that the following text from Section 4.23 of the City of Vaughan Comprehensive Zoning By-law 001-2021 be incorporated into the Amendment:

"Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule 1, 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."*

Draft Conditions:

4. The conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Proponent, and the Proponent shall register notice of such agreement against title to the Subject Lands prior to registration of the subdivision plan by way of application to register notice, pursuant to the Land Titles Act, or any amendments thereto.
5. TCPL's right-of-way shall not be subdivided into lots.
6. 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 structures are to be located a minimum of 3 metres from the edge of the right-of-way.
7. 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.
8. The cul-de-sac paralleling TCPL's right-of-way shall be set back a minimum of 7 metres from the edge of the right-of-way. This setback shall be measured from the edge of the travelled surface of the cul-de-sac to the edge of the pipeline right-of-way. A minimum 2.5 metre wide gate will be required from the cul-de-sac to TCPL's right-of-way, as TCPL will require unfettered access to their right-of-way. If

the intervening land between the City-owned cul-de-sac is not also dedicated to the City, then TCPL will require the granting of an unfettered permanent access easement from the cul-de-sac to their right-of-way.

9. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - a. 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;
 - b. 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");
 - c. Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
 - d. Using any explosives within 300 metres of TCPL's right-of-way; and
 - e. Use of TCPL's Prescribed Area for storage purposes.
10. In addition to the written consent requirements noted above, a locate request must be made to the local One-Call Notification Centre a minimum of three (3) business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify TCPL to send a representative to mark the facilities, explain the significance of the markings and provide a copy of the locate report. TCPL requests a minimum five (5) business days' notice for any work involving explosives.
11. TCPL is regulated by the *Canadian Energy Regulator Act* and must comply with CSA Z662. As this development increases the population density in the area, TCPL may be required to replace one or more of its pipelines in order to comply with CSA Z662. If a pipe replacement is necessary because of the proposed development, temporary work room shall be granted to TCPL on terms and conditions until the replacement has been completed. A construction schedule is to be provided to TCPL as soon as possible, as pipe replacements can take several years to coordinate.
12. During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Proponent to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Proponent is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
13. Permanent fencing is 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 Proponent 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.
14. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
15. 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.
16. 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.

17. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Proponent will be responsible for the remediation to TCPL's satisfaction.
18. 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.
19. 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.
20. In no event shall TCPL be held liable to the Proponent respecting any loss of or damage to the Proponent's Facility, which the Proponent may suffer or incur as a result of the operations of TCPL. The Proponent shall be responsible for all costs involved in replacing the Proponent'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 Proponent's Facility on the TCPL right-of-way.
21. All display plans in the lot/home sales office shall identify the TCPL pipeline right-of-way corridor.
22. The Proponent shall include notice of the following in all offers of purchase and sale:
 - a. Notice of the easement within or in proximity to the property which may be affected by development activities on the property;
 - b. Notice of the 30 metre Prescribed Area as regulated by the CER Act;
 - c. The number of high-pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - d. The setback for all permanent structures and excavations from the limits of the right-of-way; and
 - e. The local One Call number 1-800-400-2255 or www.clickbeforeyoudig.com.
23. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
24. 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 Proponent. 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 Proponent must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.
25. The Proponent shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

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@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC

A handwritten signature in black ink that reads "K. Webber". The signature is written in a cursive, flowing style.

Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited

December 13, 2024

CFN 60047

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

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

Dear Carol Birch:

**Re: Draft Plan of Subdivision 19T-18V004 – Second Submission
Zoning By-law Amendment Z.18.004 – Second Submission
11333 Dufferin Street
Part Lot 30, Concession 2
City of Vaughan
Cam Milani c/o Rizmi Holdings Limited**

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the referenced circulated applications, received by TRCA on October 15, 2024. A list of the materials reviewed by TRCA can be found in Appendix 'A' of this letter.

TRCA staff have reviewed the applications in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Planning Statement (PPS, 2024) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed this application in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

It is the understanding of TRCA staff that the purpose of the submission is to facilitate the development of the Phase 1 and Phase 2 Lands associated with Draft Plan of Subdivision

(19T-18V004) and Zoning By-law Amendment (Z.18.004) applications which will facilitate the creation of 522 single detached dwellings.

Zoning By-law Amendment

The Owner submitted a Zoning By-law Amendment Application Z.18.004 in 2018 to rezone the subject lands and permit the proposed development. The Zoning By-law Amendment for Phase 1 was approved by Vaughan Council on October 6, 2020, to redesignate the Phase 1 lands to “R4-Residential Zone”, “R5-Residential Zone”, “OS2 – Open Space Park Zone”, “OS5 – Open Space Environmental Protection Zone”, and “FUA – Future Urban Area Zone” in Zoning By-law 1-88, subject to Holding Symbols “H” and site-specific exceptions. The Phase 2 lands are currently zoned “FUA-Future Urban Area Zone” in Zoning By-law 1-88.

The proposed development requires a Zoning By-law Amendment to rezone Phase 2 lands to “R2-Residential Zone”, “R4-Residential Zone”, “OS4-Open Space Woodlot Zone”, and “OS5-Open Space Environmental Protection Zone” in Zoning By-law 1-88, subject to Holding Symbols “H” and site-specific exceptions. The owner is also proposing a single Zoning By-law Amendment that will apply to the entire Subject Lands.

Draft Plan of Subdivision

The owner is seeking to revise the draft approved plan of subdivision to combine Phase 1 and Phase 2 into a single phased draft plan of subdivision. The owner has also revised the draft plan of subdivision to add Block 534 which is a private access road.

Background

The Minister of Municipal Affairs and Housing (MMAH) issued an Order on February 3, 2015, pursuant to Section 18(1) of the Oak Ridges Moraine Conservation Act, to amend the relevant Official Plan and Zoning By-law for the subject lands. The Minister’s Order (MO) amended the 1994 York Region Official Plan through Official Plan Amendment #72, amended Vaughan Official Plan (VOP) 600 through Official Plan Amendment #747 and the City’s Zoning By-law 1-88 by way of site-specific By-law #023-2015. The MO specifically states that notwithstanding “Oak Ridges Moraine” and “Rural Policy Area” policies of the 1994 York Region Official Plan and notwithstanding the “Rural Use Area” policies of OPA 600, the subject lands are to be developed for urban uses and only on the basis of full municipal services, an approved and registered plan of subdivision and an approved implementing zoning by-law. Additionally, OPA 600 was amended through the MO, and it designates the subject lands as either “Low Density Residential” or “Valley and Stream Corridor”. The MO also sets out policies regarding natural features on 11333 Dufferin Street and an Environmental Impact Study (EIS) is required to support planning and development applications on this specific property. The MO also rezoned the subject lands from “M4 Pits and Quarries Industrial Zone” to “Future Urban Area Zone” with a site-specific exception by way of an amendment to Zoning By-law 1-88. The details of the amendments and the policies relative thereto are contained within the MO.

Ontario Regulation 41/24

The subject lands are located within the headwaters of the East Don River Watershed. Based on TRCA's current mapping and analysis, there are several regulated natural features and natural hazards on and adjacent to the subject lands, including:

- Tributary of the Upper East Don River;
- Stream corridor with associated hazardous lands, including floodplain, meander belt and erosion hazard;
- King-Vaughan Provincially Significant Wetland Complex (PSW).

The above noted regulated natural features and natural hazards are located within TRCA's Regulated Area of the Don River Watershed as prescribed by Ontario Regulation 41/24. TRCA must ensure that where a proposal is within an area regulated under Ontario Regulation 41/24, that the proposal conforms with the appropriate policies for implementation of the regulation (Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the regulation and CA Act.

Recommendations


Based on the materials noted above, TRCA staff continue to have concern/technical issues that can be resolved with detailed design. Should the City decide to proceed with approval of the subject applications, TRCA's detailed comments are provided in Appendix 'A' of this letter and TRCA's conditions of draft approval (revised) are provided in Appendix 'B'.

Should any revisions to the Draft Plan of Subdivision Application 19T-18V004 or Zoning By-law Amendment Application Z.18.004 be proposed now or in the future, please provide TRCA with the opportunity to amend our conditions accordingly.

Please provide the Notice of Decision for the Draft Plan of Subdivision and Zoning By-law Amendment.

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

Sincerely,

 Digitally signed
by Joshua Lacaria
Date: 2024.12.13
13:06:21 -05'00'

Joshua Lacaria

Planner

Development Planning and Permits | Development and Engineering Services

Appendix 'A' – Detailed TRCA Comments

1. A grading plan must be provided to illustrate areas of significant grading and retaining walls. The proposed grading strategy including the proposed earthworks and retaining walls needs to be assessed by a geotechnical engineer to verify that the global stability of the proposed grading strategy meets a minimum of factor of safety of 1.5. Where the proposed grading strategy does not meet a factor of safety of 1.5, appropriate geotechnical recommendations will need to be provided (i.e., construction of grading steeper than 3:1 by engineered solutions including granular engineered fill, geo-grids, etc.) to confirm that the proposed grading work meets global stability over the long-term with a minimum factor of safety of 1.5. All stability recommendations for the proposed grading will also need to be provided on the drawings.
2. The proponent must provide armourstone walls drawings with the design by a structural/civil engineer and all engineer-stamped drawings.
3. The proponent must appropriately design infiltration tanks storage to ensure that the infiltration will not result in saturation of the proposed grading, which may eventually initiate erosion and slope instability for the proposed grading. All design recommendations will need to be implemented accordingly.

Appendix 'B' – TRCA's Draft Plan Conditions

TRCA's Conditions of Draft Plan Approval

Should the City proceed to take these files forward to the Committee of the Whole, for approval to establish Conditions of Draft Plan Approval for Subdivision 19T-18V004, Part of Lot 30, Concession 2, City of Vaughan, prepared by Lucas & Associates, dated September 10, 2024, TRCA requires the following conditions be included:

1. The final Plan shall be in general conformity with the Draft Plan Approval for Subdivision 19T-18V004, Part of Lot 30, Concession 2, City of Vaughan, prepared by Lucas & Associates, dated September 10, 2024, prior to a request for clearance of any phase of this plan, to:
 - a. Include appropriate blocks that are to be conveyed to the City of Vaughan or TRCA as appropriate to the satisfaction of the City of Vaughan and TRCA.
 - b. Meet the requirements of TRCA's conditions, including the adjustment of block lot lines to the satisfaction of the City of Vaughan and TRCA as a result of the completion of required studies.
 - c. Should the above not be adequately addressed in the Plan, red-line revision will be required to the satisfaction of the TRCA, to address TRCA's requirements with respect to these conditions.
2. Prior to registration of the Plan of Subdivision, provide an M-Plan showing the adjusted block lines, additional blocks and any other required revisions to the satisfaction of the City of Vaughan and the TRCA.
3. Prior to conducting any site alteration, the proponent must provide a mitigation strategy assessment whereby runoff volumes from the site will match existing conditions prior to reintroducing stormwater to the watercourse. The assessment will include an annual basis wetland water balance of the downstream receiving wetland to confirm impacts to the TCPL berm. The assessment will include computer modelling showing a post development match of runoff volumes to existing conditions using:
 - a. Continuous simulation computer modelling with a minimum of 18 years of rainfall data, preferably 30-years. The assessment will provide runoff volume assessments on a monthly, seasonally, and annual basis;
 - b. Event based simulation for the 2-year through 100-year storm events to determine impacts of single events;
4. If matching runoff volumes cannot be met prior to discharging stormwater from the proposed development, prior to conducting any site alteration the proponent will need to conduct a feature based water balance assessment of the downstream wetland based on the drainage area to the wetland (including Kirby Road) to confirm feasibility of infiltration of post development runoff volumes. This will include the following:
 - a. Minimum of 3-years of monitoring focusing on the water fluctuation and infiltration capacity of the wetland;

- b. Continuous simulation computer modelling with a minimum of 18 years of rainfall data, preferably 30-years. The assessment will provide runoff volume assessments on a monthly, seasonally, and annual basis;
 - c. Event based simulation for the 2-year through 100-year storm events to determine impacts of single events;
 - d. An assessment of the volume impacts on the wetland from Water Resources Engineering, Hydrogeologists, and Ecologic specialists, confirming that the wetland and wetland species will not be negatively impacted; and
5. That appropriate clearance is provided from TCPL on potential impacts to the downstream berm and pipe prior to site alteration and based on the assessment of the post development stormwater management assessment and runoff impacts to the receiving wetland.
6. Prior to site alteration, an assessment of the impact on the Regulatory Storm event peak flows will be conducted based on the proposed development conditions. If necessary, the proposed conditions floodplain will be updated to reflect the most conservative scenario.
7. Prior to site alteration, updated floodplain mapping and computer modelling will need to be provided.
8. The 1.16ha block outlined for SWM in October 9, 2024 revised Draft Plan of Subdivision scenario will be maintained for all stormwater management requirements until it is shown that a functional strategy is accepted by the TRCA, City of Vaughan, and TCPL.
9. The construction phasing and erosion and sediment control report should confirm that construction practices will protect the infiltration medium to ensure no clogging from sediment laden runoff.
10. Quantity control target release rates and release volumes to be confirmed during subsequent design stages with input from the Kirby Road realignment.
11. An adequate compensation plan be completed for the subject property to the satisfaction of TRCA. The plan shall include details for the removal of the wetland lobe and detailed plans for on-site compensation including cross-sections and a water source to ensure persistence on the landscape. If compensation for wetland removals off-site are proposed on the subject property, similar details shall be provided.
12. Prior to registration, A restoration plan be completed for non-vegetated, disturbed, buffer and proposed wetland portions of Block 533 and 535 to the satisfaction of TRCA.

Prior to Works Commencing

13. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:

a. A detailed engineering report (i.e., Stormwater Management and Site-Level Water Balance) that describes in detail the applicable stormwater management criteria (i.e., quantity, erosion control, and water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related master servicing plans (i.e., Functional Servicing Report) and TRCA requirements. This report shall include, but is not limited to:

i. Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development.

ii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, and volume of ground and surface water resources. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing hydrologic function of any wetlands is to be maintained, consistent with TRCA's guidelines.

iii. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.

iv. That the size and location of Stormwater Management Blocks and LID measures, and any stormwater management infrastructure utilized for quantity control, be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into the surrounding lands within this subdivision which are currently proposed for development.

iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, pumping stations, access roads), grading, site alterations, development, infrastructure and watercourse alterations, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 41/24.

- v. Mapping of proposed stormwater management measures, with consideration for grade differentials and grading required.
 - vi. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - vii. The integration of low impact development measures and the employment of source and conveyance controls to mimic to the extent possible, pre-development hydrology to the satisfaction of TRCA.
 - vii. Design of flow dispersal measures associated with the stormwater management outlets to reduce potential erosion and maximize potential infiltration, and the integration of a naturalized outlet channel and/or wetland, where applicable, to the satisfaction of the TRCA.
 - viii. Stormwater Management facility and outlet design details. Design requirements shall conform to the requirements outlined in the Ministry of Environment, Conservation and Parks (MECP) 2003 “Stormwater Management Planning and Design Guide”, TRCA’s Stormwater Management Criteria Document, and TRCA’s LID Stormwater Management Planning and Design Guide, and all applicable City of Vaughan design standards.
- b. Grading plans for the subject lands which must indicate how grade differentials will be accommodated with this plan of subdivision, and without the use of retaining walls adjacent to natural hazard blocks or associated buffers and without grading into the stream corridor on the eastern portion of, and to the east of the proposed plan of subdivision.
- c. Plans illustrating that all works, including grading, site alterations, construction staging, or materials associated with these activities will not encroach or be placed on lands outside of this plan of subdivision.
- d. Detailed water balance and feature-based water balance reports that will identify measures that will be implemented during construction and post-construction to: mimic the pre- development surface and groundwater water balance to the greatest possible extent; maintain pre-development flow regimes and hydroperiods (e.g. volume, rate, duration, timing, frequency and spatial distribution of water) to adjacent wetlands in the stream corridor on the eastern portion of, and directly to the east of the proposed plan of subdivision; provide for on-site retention of stormwater management to the satisfaction of the TRCA; mitigate against any potential on-site or downstream erosion associated with the stormwater management system; maintain and not exceed target flows, based upon pre-development conditions, to downstream

wetlands and watercourses, to the satisfaction of TRCA staff. This study must provide detailed design of the system(s), and implementation information and measures.

e. Adaptive management report and plan that must outline a comprehensive monitoring program associated with adjacent wetlands where the pre-development catchment area is being altered through this development, and watercourses to which stormwater from this property is being discharged. This report must compile all available predevelopment/baseline monitoring information, provide for on-going pre-development monitoring where possible, and provide a plan with measures to be implemented for maintaining the pre-development water balance (in accordance with the requisite water balance reports) during construction, and post-construction to the greatest practicable extent. This report must also identify contingency measures and specific actions that may be taken within the development area to supplement and/or modify the quantity of flows being directed to each receiving stream and adjacent lands on an on-going basis, should the monitoring program identify that the pre-development conditions are being adversely impacted, to the satisfaction of the TRCA. The Adaptive Management Report must also include a specific section including an assessment of potential options for addressing unanticipated results of the monitoring — such as downstream volumetric or erosion impacts associated with stormwater discharge from the subject property.

f. Provide a comprehensive monitoring plan, which details a monitoring program to assess the functioning and effectiveness of proposed stormwater LID, source and conveyance measures. And, to provide the requisite funding for the long- term monitoring of this system to the satisfaction of the TRCA. A commitment to financing for the monitoring should be provided through the subdivision agreement for monitoring beyond the assumption of the subdivision, if required.

g. For areas in which the pre-development catchments of adjacent wetland features are being affected by this development, an assessment of phasing opportunities relating to grading work to, where feasible, allow for additional development monitoring of the wetlands to be completed, and mitigation measures to avoid adverse impacts to the pre-development hydrology.

h. A groundwater constraint assessment that will examine existing groundwater levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. If impacts to groundwater levels are anticipated, any potential impacts to surface water receivers and their inherent hazards must be assessed and any potential impacts mitigated, to the satisfaction of the TRCA. In conjunction with the stormwater management assessment and prior to site alteration, a hydrogeologist will provide an appropriate soil capacity analysis to confirm soils have the ability and capacity to continually accept the proposed conditions infiltration quantity (volume) under post development scenario.

- c. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of dewatering whether the control of erosion may be impacted and whether a TRCA permit is required.
- d. Overall Site-Level Water Balance Report that will identify measures that will be implemented during and pre and post-development that:
 - ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA;
 - iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system;
 - iv. Maintain baseflow contributions at pre-development levels, duration, and frequency, in all areas of affected watercourses to the satisfaction of TRCA staff.
- e. That the applicant obtains all Ontario Regulation 41/24 permits from the TRCA for all works proposed on the subject property for which permits would be required.

Subdivision Agreement

- 14. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions.
 - b. To implement the requirements of the TRCA's conditions in wording acceptable to the TRCA.
 - c. To design and implement on-site erosion and sediment controls in accordance with current TRCA standards.
 - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.
 - e. To obtain all necessary permits pursuant to Ontario Regulation 41/24 from the TRCA.

f. To erect a permanent fence at the rear of lots 414-421 and 427-428 inclusive, which are abutting the eastern valley and stream corridor, to the satisfaction of the TRCA, prior to occupancy of any homes on these lots;

i. To provide a comprehensive monitoring plan, which details a monitoring program to assess the functioning and effectiveness of proposed stormwater LID, source and conveyance measures. And, to provide the requisite funding for the long-term monitoring of this system to the satisfaction of the TRCA. A commitment to financing for the monitoring should be provided through the subdivision agreement for monitoring beyond the assumption of the subdivision, if required.

k. To provide for the warning clauses and information identified in TRCA's conditions.

l. That where required to satisfy TRCA's conditions, development shall be phased within this plan.

m. that prior to a request for registration of any phase of this subdivision - should this not occur within 10 years of draft approval of this plan - that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies, as required, to reflect current day requirements.

n. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures) prior to assumption of the subdivision by the City of Vaughan. And, to include appropriate clauses in all agreements of purchase of sale agreements, for lots and blocks on which stormwater management measures are being constructed to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.

15. That the size and location of all stormwater management measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.

16. That details be provided with respect to any proposed servicing crossings of regulated natural features, natural hazards, and associated buffers for interim and permanent servicing, to the satisfaction of the TRCA.

17. That Block 532 of the Plan of Subdivision be redline revised to provide for a continuous 10 meter environmental buffer from the adjacent stream corridor in

accordance with TRCA's requirements, unless confirmation is written attained from the City of Vaughan that where not currently provided, the required 10 meter environmental buffer can be provided within Block 532. This confirmation will need to acknowledge that this buffer will be renaturalized and will in perpetuity be unavailable for active recreation and unavailable for any stormwater management infrastructure with the exception of a potential stormwater management outlet.

18. That the applicant submits technical reports including, but not limited to, a hydraulic assessment, fluvial geomorphology assessment, geotechnical assessment, crossing analysis, preliminary engineering drawings, erosion and sediment control plans, etc. for Block 534 of the Plan of Subdivision and the proposed new private access road within the valley and stream corridor to ensure that threshold issues are assessed/reviewed and to ensure that the proposed access road meets the tests of the Conservation Authorities Act (CA Act) and Ontario Regulation 41/24.
19. That the applicant agrees to make suitable arrangements for the permanent protection of the valley and stream corridor known as Block 535 and 533 to the satisfaction of the City and TRCA.
20. That the draft plan of subdivision be red-line revised to address TRCA's conditions, if required by TRCA.

Implementing Zoning By-law

21. That the implementing Zoning By-law recognize the Block 533 and Block 535 (valley and stream corridor) in a suitable zoning category which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

Fees

22. That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the applicable TRCA Draft Plan of Subdivision & clearance fee to TRCA.