

ATTACHMENT NO. 9

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-23V004 (THE 'PLAN')
KS LIMITED PARTNERSHIP (THE 'OWNER')
8780 BATHURST STREET
PART OF LOT 12, CONCESSION 2 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE
19T-23V004 ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 9a).
2. The Conditions of Approval of York Region as set out on Attachment No. 9b) and dated FEBRUARY 29, 2024.
3. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 9c) and dated May 29, 2024.
4. The Conditions of Approval of Bell Canada as set out on Attachment No. 9d) and dated January 20, 2025.
5. The Conditions of Approval of Rogers Communication Canada Inc. as set out on Attachment No. 9e) and dated January 17, 2025.
6. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 9f) and dated May 14, 2024.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 9g) and dated June 7, 2024.

Clearances

1. The City shall advise in writing that Conditions on Attachment No. 9a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise in writing that the Conditions on Attachment No. 9b) have been satisfied; the clearance letter shall include a brief statement detailing how each

condition has been met.

3. Alectra Utilities Corporation shall advise in writing that the Conditions on Attachment No. 9c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Bell Canada. shall advise in writing that the Conditions on Attachment No. 9d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Rogers Communication Canada Inc. shall advise in writing that the Conditions on Attachment No. 9e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Inc. shall advise in writing that the Conditions on Attachment No. 9f) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise in writing that the Conditions on Attachment No. 9g) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 9a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department:

1. The final Plan shall relate to the Draft Plan of Subdivision, prepared by Weston Consulting, dated February, 07, 2025 (the 'Plan') and relating to City File No. 19T-23V004.
2. If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-23V004 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. The Owner shall provide the final georeferenced AutoCAD drawings of the Plan, site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development and Parks Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.
4. Prior to release for registration of the Plan, the lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.14, as amended. The holding provisions of Section 36 of the *Planning Act* may be used in conjunction with any zone category to be applied to the Lands in order to ensure that development does not occur until such time as the holding "H" symbol is removed in accordance with the provisions of the *Planning Act*. The City's Zoning By-law, as amended or successor thereto, shall specify the terms under which the City's Council will consider the removal of the holding "H" symbol.
5. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Fees and Charges By-law.
6. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development and Parks Planning Department in accordance with the in-effect Fees and Charges By-law.
7. The Owner shall enter into a Subdivision Agreement, or other agreement satisfactory to the City, with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.

8. The Deputy City Manager of Planning and Growth Management be delegated the authority to approve any minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed Engineering design.

URBAN DESIGN

9. 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.
10. 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.
11. Prior to final approval, the owner shall prepare an urban design brief. The document must articulate how the design and concept are 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 built form, street tree planting, fencing treatments, and park land.
 - The appropriate community edge treatment along Bathurst Street; including the appropriate landscaping with low-maintenance plant material.
 - The pedestrian urban connections between streets, built forms, and park land.

- Architectural control design guidelines, including appropriate flankage elevations along Bathurst Street.
 - Sustainability design practices/guidelines.
12. 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
13. The owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut the existing park land and associated walkway block to the immediate west, to the satisfaction of the City.
14. The owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut the existing Chabad Russian Center of Thornhill Woods to the immediate north, to the satisfaction of the City.
15. The owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
16. 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 AND OPENS SPACE

17. Payment-in-lieu of parkland dedication: To meet dedication requirements under the Planning Act, the VOP 2010 (Section 7.3.3 Parkland Dedication) and current Parkland Dedication By-Law and amendments, payment-in-lieu of parkland will be applicable at the time of building permit. Real Estate Services staff shall review and provide comments as required.
18. Permission to Enter: The Owner shall provide the City with seven (7) days written notice to allow the City to issue a permission to enter (PTE) prior to any works on park property. The owner shall coordinate a site meeting with the Parks Planning, Parks Delivery, and Parks, Forestry and Horticulture (if necessary) and the Contractor to review site conditions prior to the commencement of any work.
19. The following clauses shall be included in the Subdivision Agreement:
- a. "Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division. If human remains are encountered during

- construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.”
- b. “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 relocate or delete any boulevard tree without further notice.”
 - c. “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.”
 - d. “Purchasers and/or tenants are advised that there is an adjacent neighborhood park (Ohr Menachem Park) and that lighting and noise should be expected from the use of the park for recreation purposes.”
 - e. “Purchasers and/or tenants are advised that the adjacent neighbourhood park (Ohr Menachem Park) is currently serviced with an active baseball diamond. As a result, the potential for errand balls should be expect.”
 - f. “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited.”
 - g. “Purchasers and/or tenants are advised that the lot abuts a neighborhood park and the park may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in increased usage, lighting and/or noise.”

Development Engineering Department:

STANDARD DRAFT CONDITIONS

20. 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.

21. 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.
22. 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.
23. Prior to final approval of the Plan, the Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
24. Prior to final approval, a geotechnical report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
25. The Owner shall agree in the subdivision agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.
26. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:
 - A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - a. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b. the location and description of all outlets and other facilities;
 - c. storm water management techniques which may be required to control minor and major flows; and
 - d. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
27. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.

28. 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.
29. 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.
30. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
31. 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.
32. 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.
33. 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.
34. 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.
35. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a. "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement. The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and

purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

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

private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

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

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

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

SITE-SPECIFIC DRAFT PLAN CONDITIONS

- 36. The Owner shall submit a letter from the Block Trustee for Block 10 Developers’ Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 10 Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.
- 37. 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.

38. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:

- a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
- b. Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration 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. Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
- d. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

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

40. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City.
41. The Owner shall agree in the Subdivision Agreement with the City to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Master Environmental Servicing Plan and/or the current Functional Servicing Report to service the Subject Lands.
42. All proposed watercourse/roadway crossings and subsurface infrastructure including, but not limited to, sanitary, stormwater and water services shall be constructed in conjunction with this development. The timing for construction of these works shall be to the satisfaction of the City.
43. Prior to final approval of the Plan, the Owner shall prepare a comprehensive Traffic Management Plan (TMP) based on updated traffic study. The TMP shall include the details of the future traffic calming measures, future transit routes, pedestrian network, traffic controls, phasing etc. that reflects the latest road network to the satisfaction of the City.
44. Prior to final approval of the Plan, the Owner shall prepare a comprehensive parking justification study to the satisfaction of the City.
45. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Electrical Consultant to provide an updated streetlighting design and photometric analysis as part of the proposed works. The plan/analysis to be submitted to the City and Region for review and approval, shall demonstrate that adequate lighting is available for the sidewalk and roadway, and shall recommend mitigative measures for these issues, to the satisfaction of the City.
46. Prior to final approval of the Plan, the Owner shall ensure all necessary approvals to facilitate the road network in accordance with the Traffic Impact Study (TIS), to the satisfaction of the City. The traffic study is to analyze proposed road network and its impact to existing roadways that are also subject to approval by the Region of York.
47. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation report/plan outlining the required Regional and City road improvements. The report/plan submitted to the City and Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigative measures for these issues. An updated transportation report shall include a traffic management/roadway detour plan for the proposed roadway improvements. The Owner shall agree in the subdivision agreement to implement the recommendations of the updated transportation report/Plan and TMP, to the satisfaction of the City.

48. The Owner shall agree in the subdivision agreement that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
49. Prior to final approval of the Plan, a fire hydrant flow test shall be submitted to the satisfaction of the City which shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be held by the City until the ultimate water servicing works are implemented by the Region to service the Subject Lands.
50. Prior to final approval of the Plan, the Owner shall conduct a sanitary sewer study including, but not limited to downstream sanitary sewer design sheets and related drawings to demonstrate that the subject lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The sanitary sewer analysis shall be completed using the City standards as these lands are proposed to connect through an existing sanitary sewer network. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be held by the City until the ultimate sanitary servicing works are implemented by the Region to service the Subject Lands.
51. Prior to final approval of the Plan, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands to conform to the City Standards. This condition is to be read in conjunction with related City's standard draft plan conditions and comments related to the stormwater management design.
52. Prior to final approval of the Plan, the Owner shall conduct comprehensive storm sewer study including, but not limited to, conveyance capacity analysis of proposed sewers, downstream storm sewer design sheets, hydraulic grade line analysis and related design drawings to demonstrate that the subject lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The stormwater analysis shall be completed using the City standards as these lands are proposed to be serviced by a new storm sewer within the lands adjacent to the Subject Lands. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial

security or direct financial contribution for operation and maintenance considerations alongside pipe replacement costs for the sewers to the City.

53. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
54. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
55. 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 Blocks where they abut the open space, valley/woodlot, and/or park blocks to the satisfaction of the City.
56. The Owner shall include following warning clause for all purchasers and/or tenants within the Plan:
 - a. abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:

“Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance.”
 - b. abutting or in proximity of any parkland or walkway:

“Purchasers and/or tenants are advised that the lot abuts a “Neighbourhood Park” of which noise and lighting may be of concern due to the nature of the park for active recreation.”
 - c. encroachment and/or dumping:

“Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited.”
 - d. gate of access point:

“Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space, stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited.”
 - e. infiltration trench:

“Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve

groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”

57. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
58. The Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the subject Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
59. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit detailed engineering design plans for the proposed roads within and external to the Subject Lands including, but not limited to, the intersection design with existing municipal and Regional roads, lane widths, lane configurations, curb radii, turning lanes with storage/ taper length, retaining wall details and sidewalk details to the satisfaction of the City and Region.
60. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian and cycling facilities.
61. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment Guidelines. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.
62. Prior to final approval of the Plan, the Owner shall obtain confirmation from the City and Region of York that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
63. 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.

64. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.

65. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

Real Estate Department:

66. Prior to the issuance of a Building Permit, the owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.

Financial Planning and Development Finance Department:

67. 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 charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies, at the cost of the Owner.

Forestry Department:

68. Prior to final approval of the Plan the Owner shall pay a replacement fee of \$6,975.31 to compensate for City owned trees that will be removed as part of the Plan.

Environmental Services, Waste Management Division:

69. The Owner shall include the following warning clause for all purchasers and/or tenants within the condominium block of the Plan:
"Purchasers and/or tenants are advised that solid waste management services and snow removal will be privately administered."

ATTACHMENT 9b) - REGIONAL MUNICIPALITY OF YORK CONDITIONS

**Schedule of Clauses/Conditions
SUBP.23.V.0021 (19T-23V004)
Part of Lot 12, Concession 2
(KS Limited Partnership)
City of Vaughan**

Re: Weston Consulting, File No. 9061-1, dated February 29, 2024

Clauses to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
3. The Owner shall agree in that no direct private access is permitted onto Bathurst Street. All accesses shall be provided through local roads.
4. The Owner shall agree to implement the recommendations of the Transportation Study, including TDM measures and incentives, to the satisfaction of the Region.
5. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
6. 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.
7. 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."
8. 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 shall not be the responsibility of York Region.

Conditions to be Satisfied Prior to Final Approval

9. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development 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 draft plan, or any phase thereof, and
 - A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
10. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
11. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening between Bathurst Street and the east limit of the Access Road, 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 on private property. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
12. 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.
13. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is

or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

14. 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 0.3 metre reserve across the full frontage of the site, where it abuts Bathurst Street.
15. 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.
16. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
17. For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with

York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

18. The Regional Corporate Services Department shall advise that Conditions 1 to 17 inclusive, have been satisfied.

ATTCHMENT 9c) - ALECTRA CONDITIONS

From: [Lia McAllister](#)
To: [Laura Janotta](#)
Cc: [Mitchell Penner](#)
Subject: [External] RE: Request for Comments - Z.23.018, 19CDM-23V004, 19T-23V004 - Full Submission for 8780 Bathurst St
Date: Wednesday, May 29, 2024 1:42:03 PM
Attachments: [image002.png](#)
[Z.23.018 & 19CDM-23V004 & 19T-23V004 .pdf](#)
[AlectraSubdivisionApplicationForm-v5.pdf](#)

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.

Hi Laura,

Please see the attached comments for Z.23.018, ~~19CDM-23V004~~, 19T-23V004.

Thank you,



Lia McAllister
Administrative Assistant - Subdivisions

395 Southgate Dr. Guelph, ON N1G 4Y1
Direct Line: 905-798-3462

alectrautilities.com



From: Alesia Lamaj <Alesia.Lamaj@vaughan.ca>

Sent: Friday, May 24, 2024 5:54 PM

To: Francesco Morea <Francesco.Morea@vaughan.ca>; Elvio Valente <Elvio.Valente@vaughan.ca>; zoningservices@vaughan.ca; Dean Brown <Dean.Brown@vaughan.ca>; Michaela Tataru <Michaela.Tataru@vaughan.ca>; Susan Kelly <Susan.Kelly@vaughan.ca>; Nancy Cronsberry <Nancy.Cronsberry@vaughan.ca>; Dev Services <DevServices@vaughan.ca>; Andrea Buchanan <Andrea.Buchanan@vaughan.ca>; Nick Spensieri <Nick.Spensieri@vaughan.ca>; Sonia Furtado <Sonia.Furtado@vaughan.ca>; Haiqing Xu <Haiqing.Xu@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Christina Bruce <Christina.Bruce@vaughan.ca>; Mary Caputo <Mary.Caputo@vaughan.ca>; Shahrzad Davoudi-Strike <Shahrzad.Davoudi-Strike@vaughan.ca>; Michael Tranquada <Michael.Tranquada@vaughan.ca>; Urban Design & Cultural Heritage Circulations <UD.CH.Circulations@vaughan.ca>; Shirin Rohani <Shirin.Rohani@vaughan.ca>; Margaret Holyday <Margaret.Holyday@vaughan.ca>; Laura Janotta <Laura.Janotta@vaughan.ca>; Cristina Papadatos <Cristina.Papadatos@vaughan.ca>; Lana Marcy <Lana.Marcy@vaughan.ca>; Diana Soos <Diana.Soos@vaughan.ca>; Maneet Sadhra <Maneet.Sadhra@vaughan.ca>; Effie Lidakis <Effie.Lidakis@vaughan.ca>; Michael Habib <Michael.Habib@vaughan.ca>; Aimee Pugao <Aimee.Pugao@vaughan.ca>; Raphael Costa <Raphael.Costa@vaughan.ca>; Lindsay Davidson <Lindsay.Davidson@vaughan.ca>; DFcirculations@vaughan.ca; Margie Chung <Margie.Chung@vaughan.ca>; Development Finance <Development.Finance@vaughan.ca>; Aaron Zamler <Aaron.Zamler@vaughan.ca>; Helen Teng <Helen.Teng@vaughan.ca>; Jaro Wowk <Jaro.Wowk@vaughan.ca>; Veronica Siu <Veronica.Siu@vaughan.ca>; Nick Sakellariou <Nick.Sakellariou@vaughan.ca>; Abanoub Abadeer <Abanoub.Abadeer@vaughan.ca>; Sharon Walker <sharon.walker@vaughan.ca>; Jennifer Gill <Jennifer.Gill@vaughan.ca>; Paul Salerno <Paul.Salerno@vaughan.ca>; Francesca Laratta <Francesca.Laratta@vaughan.ca>; Paula Pesci <Paula.Pesci@vaughan.ca>; CulturalHeritage@vaughan.ca; Carlos Couto <Carlos.Couto@vaughan.ca>; Agathe Ouedraogo <Agathe.Ouedraogo@vaughan.ca>; Manu Madhusoothanan

<Manu.Madhusoothanan@vaughan.ca>; Michael Frieri <Michael.Frieri@vaughan.ca>; Christopher Tam <Christopher.Tam@vaughan.ca>; Forestry Circulations <forestrycirculations@vaughan.ca>; Peter Harper <Peter.Harper@vaughan.ca>; Engineering Admin <engineeringadmin@powerstream.ca>; Luciano Campoli <Luciano.Campoli@vaughan.ca>; 'circulations@mmm.ca' <circulations@mmm.ca>; 'lorraine.farquharson@canadapost.postescanada.ca' <lorraine.farquharson@canadapost.postescanada.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Lori-Ann.Seethaler@mpac.ca; jessica.martini@mpac.ca; yorkcirculations@rci.rogers.com; yorkplan@trca.ca; developmentservices@york.ca; planning@richmondhill.ca; planification@csviamonde.ca; Proximity <proximity@cn.ca>; Daniel Stojc <stojcd@csviamonde.ca>; Executivevp.lawanddevelopment@opg.com; Alectra <alectra@vaughan.ca>; Strategicservices@yvp.ca
Cc: Harry Zhao <Harry.Zhao@vaughan.ca>
Subject: Request for Comments - Z.23.018, 19CDM-23V004, 19T-23V004 - Full Submission for 8780 Bathurst St

NOT FROM ALECTRA! Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

This is a Request for Comments on City of Vaughan Zoning By-law Amendment Application, Draft Plan of Subdivision Application, and a Draft Plan of Condominium (Common Element) Application for 8780 Bathurst St.

Please review the application(s) and provide your comments and conditions to the undersigned on or before **(June 14, 2024)**

The Submitted electronic drawings and documents can be downloaded and accessed here: ☐
[Submission Materials](#)

Please **forward** your comments and questions to Laura Janotta, the Planner managing the file, at Laura.Janotta@vaughan.ca.

Thank you and have a great day.

Alesia Lamaj, BES
Planning Technician, Development Planning
905-832-8585, ext. 6026 | Alesia.Lamaj@vaughan.ca

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



This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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SUBDIVISION APPLICATION FORM

Revised: February 13, 2023

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

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

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

SUBDIVISION APPLICATION FORM

Revised: February 13, 2023

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

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

UNIT INFORMATION

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

SUBDIVISION APPLICATION FORM

Revised: February 13, 2023

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

REQUIRED INFORMATION

Alectra Utilities requires that the following information be provided together with this form in order to prepare the Offer to Connect Agreement:

1. Legal Description of the lands, copies of draft subdivision or reference plans, showing all easements.
2. One complete set of engineering and architectural drawings (must indicate location of meter bases and if applicable exterior stairs) and, together with the general plan in AutoCAD format.
3. All approved right-of-way cross sections from the municipality or region.
4. Title documents pertaining to the subject lands, including a current parcel register, transfer/deed of land, copies of any encumbrances and a current Certificate of Incorporation of the registered owner.
5. The servicing schedule.
6. Confirmation of site access date for hydro installation.

Following Conditions shall be observed to the satisfaction of Alectra Utilities:

- a) The owner shall enter into a servicing agreement (offer to connect) and will be responsible for the cost-sharing as detailed in the offer to connect.
- b) The owners shall be responsible for the costs of the relocation of existing plan to accommodate the new road(s).
- c) The owner shall be responsible for the costs associated with the hydro plan expansion to supply the development.
- d) The owner shall contact Alectra Utilities Subdivision Department for the availability of adjacent plan capable of servicing this site and to discuss the electrical service installation requirements and schedule.

Any easements required by Alectra Utilities for the provision of electrical service to the subdivision will be determined by Alectra Utilities in its sole discretion at the design stage of the project.

SUBDIVISION APPLICATION FORM

Revised: February 13, 2023

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

ALECTRA UTILITIES CONTACT INFORMATION		
Municipality:	Alliston, Aurora, Barrie, Beeton, Bradford West Gwillimbury, Markham, Penetanguishene, Richmond Hill, Thornton, Tottenham, Vaughan	Brampton, Mississauga
Contact Name:	Mitchell Penner	Henry Gamboa
Title:	Supervisor	Supervisor
Office Address:	161 Cityview Boulevard, Vaughan, ON, L4H 0A9	175 Sandalwood Parkway W, Brampton On, L7A 1E8
Phone:	416.302.6215	416.819.4975
Email:	Mitchell.Penner@AlectraUtilities.com	Henry.Gamboa@AlectraUtilities.com

ALECTRA UTILITIES CONTACT INFORMATION	
Municipality:	Guelph, Hamilton, Rockwood, St. Catharines
Contact Name:	Goran Velickovski
Title:	Supervisor
Office Address:	55 John St. N, Hamilton, ON, L8R 3M8
Phone:	289.237.7865
Email:	Goran.Velickovski@AlectraUtilities.com

APPROVAL AND SIGNATURE OF DEVELOPER

Signature:

Name of Authorized Signatory/Agent:

Title:

Company Name:

Date:



1/20/25

**Development Planning Department
City of Vaughan**

Attention: OluwaKemi (Kemi) Apanisile

**Re: 8780 Bathurst Street, City of Vaughan
Municipal File No. 9061-1**

To whom this may concern:

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

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 circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost 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 shall 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 circulations@bell.ca directly.

Should you have any questions, please contact the undersigned.

Best regards,

Anthony Pejović
Manager, Network Provisioning





January 17, 2025

OluwanKemi Apanisile
Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Kemi

Re: Z.23.018 & 19T-23V004 – 8780 Bathurst Street (the “Subdivision”)

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

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

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

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

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

Sincerely,

York Outside Plant Engineering
244 Newkirk Road
Richmond Hill, ON L4C 2S5
yorkcirculations@rci.rogers.com

ATTACHMENT 9f) - ENBRIDGE GAS INC. CONDITIONS



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

May 14, 2024

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

Dear Laura,

Re: Draft Plan of Subdivision, Draft Plan of Condominium, Zoning By-law Amendment
KS Limited Partnership
8780 Bathurst Street
City of Vaughan
File No.: 19T-23V004, 19CDM-23V004, Z-23-018

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 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.

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.

ATTACHMENT 9g) - CANADA POST CONDITIONS

DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7
[CANADAPOST.CA](https://canadapost.ca)

June 7, 2024

City of Vaughan – Planning Department

To: **Laura Janotta**, Planner, Development Planning

Reference: **File: Z.23.018, ~~19CDM-23V004~~, 19T-23V004 & PAC.22.038**
8780 Bathurst Street
Townhouse units

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 25 residential townhouse units 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 Mailboxes.

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

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

- ⇒ The Owner/Developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The Owner/Developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

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

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox 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

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