

ATTACHMENT NO. 5

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-25V001 (THE 'PLAN')
DG (VAUGHAN) INC. (THE 'OWNER')
2720 KING-VAUGHAN ROAD
PART OF LOT 1, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF KING (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-25V001 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. 5a).
2. The Conditions of Approval of The Regional Municipality of York as set out on Attachment No. 5b) and dated February 18, 2026.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 5c) and dated January 16, 2026.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 5d) and dated July 17, 2025.
5. The Conditions of Approval of Bell Canada as set out on Attachment No. 5e) and dated January 30, 2025.
6. The Conditions of Approval of Rogers Communications Inc. as set out on Attachment No. 5f) and dated June 26, 2025.
7. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 5g) and dated July 3, 2026.
8. The Conditions of Approval of Canada Post as set out on Attachment No. 5h) and dated July 12, 2025.

Clearances

1. The City shall advise in writing that Conditions on Attachment No. 5a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. The Regional Municipality of York ('York Region') shall advise in writing that the Conditions on Attachment No. 5b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. The Toronto and Region Conservation Authority (TRCA') shall advise in writing that the Conditions on Attachment No. 5c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities Corporation shall advise in writing that the Conditions on Attachment No. 5d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise in writing that the Conditions on Attachment No. 5e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
6. Rogers Communications Inc. shall advise in writing that the Conditions on Attachment No. 5f) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Inc. shall advise in writing that the Conditions on Attachment No. 5g) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise in writing that the Conditions on Attachment No. 5h) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 5a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department:

1. The final Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons, dated January 19, 2026, provided to the City on February 13, 2026, (the 'Plan') and relating to City File No. 19T-25V001.
2. If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-25V001 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. The Plan shall be updated to include the approved street names to the satisfaction of the Development and Parks Planning Department.
5. The Owner shall pay any and all outstanding 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 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.

8. 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.

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.
 - a. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City’s Tree Protection Protocol.
 - b. The Owner shall not remove trees without written approval by the City.
 - c. The Owner shall enter into a tree protection agreement in accordance with 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 and Parks Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2026); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
 - a. This fee will include staff’s review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design

guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.

- b. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City.

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

- a. An urban design brief shall have been prepared in accordance with City of Vaughan guidelines and approved by City staff;
- b. All development shall proceed in accordance with the City approved urban design brief; and
- c. A planning consultant shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the urban design brief.

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

- a. Architectural guidelines shall have been prepared in accordance with City of Vaughan guidelines and approved by City staff;
- b. All development shall proceed in accordance with the City approved architectural design guidelines;
- c. A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
- d. Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
- e. The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.

13. Prior to final approval, the Owner shall prepare a landscape master plan. All development shall proceed in accordance with the approved landscape master plan; the plan shall address but not be limited to the following issues:
- a. Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, environmental protection lands, and storm water management pond;
 - b. Sustainability design practices/guidelines;
 - c. The appropriate community edge treatments along King-Vaughan Road and Jane Street with low-maintenance plant material;
 - d. The appropriate landscaping within the storm water management pond;
 - e. Environmental report for the environmental protection lands, including the appropriate edge restoration within the buffer blocks; and
 - f. The pedestrian urban connections between streets, built forms, environmental lands, and park land.
14. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City's Sustainability Metrics program.
- a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
15. Prior to final approval, the Owner shall provide buffer blocks abutting the environmental protection Block 109 in accordance with TRCA policies.
16. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the environmental protection lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the environmental protection land edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- a. The Owner shall provide a report for a 20 m zone within all staked environmental protection land edges to the satisfaction of the City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

17. The warning clauses Council approved on September 29th, 1997, with respect to “Tree Fees” shall be included in the subdivision agreement:
- a. “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.”
 - b. “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.”
18. The Owner shall agree in the subdivision agreement to erect appropriate fence barriers along the limits of the proposed future development Blocks 111 and 113 that abut the existing residential lands to the north of the development limits, to the satisfaction of the City.
19. The Owner shall agree in the subdivision agreement to erect appropriate fence barriers along the limits of the residential blocks that abut the low rise residential Block 105, to the satisfaction of the City.
20. 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 and blocks that abut the storm water management pond Block 108.
21. 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 Park Block 107.
22. 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 environmental protection Block 109.
23. The Owner shall agree in the subdivision agreement to erect appropriate fence barriers and appropriate visual buffering along the south and west limits of ‘Other Lands Owned by Applicant’ that abut Street ‘A’ and the future development Block 111, to the satisfaction of the City.
24. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.

25. The Owner shall convey the environmental protection Block 109 and associated buffer blocks to the City or the TRCA free of all cost and encumbrances.
26. The Owner shall convey the landscape buffer Blocks 114 and 115 to the City free of all cost and encumbrances.
27. 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 Open Space Planning

28. The Owner acknowledges that payment-in-lieu of parkland shall be paid in accordance with the *Planning Act* and conform to the City's Parkland Dedication By-law 168-2022.
29. Prior to final approval, a parkland dedication summary table shall be provided showing sufficient information to demonstrate parkland dedication calculations to the City's satisfaction. The parkland dedication summary table shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment representing the payment-in-lieu of parkland dedication to the City based on developable lands of the individual applicant. No landowner will require the City to pay compensation or provide credit for parkland conveyed that exceeds the area of the total parkland dedication requirement within the subdivision lands.
30. Prior to final approval, the Owner shall submit and finalize a Park Facility Fit Plan, completed by a registered landscape architect, illustrating size and location of the proposed park on the Lands along with the proposed outdoor recreational facilities. A Park Facility Fit Plan to the City's standard level of service shall be prepared and include the following information:
 - a. Provide boundaries of any proposed parkland dedication and the total size of individual blocks;
 - b. Layout plan illustrating the proposed park program;
 - c. Dimensions of park facilities, separation distance between park facilities, and confirming compliance with all setbacks to property lines, adjacent residential units, and other part facilities;
 - d. Identify ground floor programming and show the interface between the public park and the private development to ensure consideration for the built form and entry/exit locations, compatibility of adjacent uses, pedestrian and bicycle circulation, connections, and desire lines;
 - e. Provide existing and proposed grading, surface drainage patterns and sub-surface stormwater ('SWM') servicing requirements (show any proposed

SWM infrastructure, including maintenance and monitoring ports and required maintenance access, and sections illustrating the depth of cover);

- f. Coordinate with the servicing plans, showing at grade (catch basins, light standards, telecommunications/transformer box location), underground (servicing lines), and above ground infrastructure utilities (hydro lines);
 - g. Show any existing vegetation (species, age, size and condition of trees) to be preserved or removed and proposed plantings;
 - h. Provide a preliminary construction cost estimate (required for letter of credit to be included in the Subdivision Agreement or prior to final Site Development Approval); and
 - i. 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. Plan should be to scale and include a bar scale.
31. Block 107 (0.99 ha) of parkland shall be conveyed in a physical condition satisfactory to the City and in accordance with the policies, practices, and guidelines of the City.
32. Development of the park block is to be coordinated with residential development in order to provide park facilities to the local residents in a timely manner. The developer is to advise the City whether or not they intend to undertake full development of the park block 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 106, the Owner shall agree that the design, securities and construction for the Park will be addressed through an amending agreement in accordance with the City "Developer Build Parks Policy, No. 07.2.05".
33. If applicable, prior to registration of the Plan, the Owner shall acknowledge and agree to obtain, at the sole cost and expense of the Owner, all required permits from regulatory bodies including but not limited to Toronto and Region Conservation Authority and Ministry of Environment, Conservation and Parks for proposed public parklands and active programming, to the satisfaction of the City.
34. Prior to execution of the Subdivision Agreement, the Owner shall submit a construction cost estimate for the total estimated value of construction costs for the park and associated landscape works for staff review and approval.
35. The Owner shall provide the City with a Letter of Credit totaling the complete cost to construct the public parkland to base conditions as per Parkland Base Conditions and Requirements, based on the approved plans and cost estimate.

The Letter of Credit 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 Parkland Base Conditions and Requirements, including but not limited to any works of a temporary nature.

Portions of, of the total sum of, the Letter of Credit may be drawn upon by the City, as required, to complete the above-noted work, in the case that the Owner does not fulfil conditions identified in the Subdivision Agreement and/or if deemed necessary by the City.

36. Prior to the transfer of any lot of block within the Plan of Subdivision, the Owner shall erect a 1.5 m high black vinyl chain link fence abutting Park Block 107 at Lots 15 to 35 inclusive with all fencing material, including foundations, wholly on the lot as shown on the landscape plans referenced in Schedule J to delineate the boundary of the parkland. The Owner's landscape architect shall certify to the satisfaction of the Director of Development Engineering that fence complies with the requirements of the Approved Plans and Drawings; or as amended; and the Owner's OLS shall certify to the Director of Development Engineering that the above-noted fences are constructed with all fencing material and foundations completely on the private lands, all to the satisfaction of the City.
37. The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those blocks/units adjacent/abutting a municipal park where appropriate:
 - a. "Purchasers and/or tenants are advised that the lot abuts a municipal park and/or multi-use recreational trail and that lighting and noise should be expected from the use of the park and/or pathway for recreation purposes."
 - b. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the municipal park and multi-use municipal trail, are prohibited."
 - c. "Purchasers and/or tenants are advised that the neighbourhood parks may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."
38. The lands identified on the Draft Plan of Subdivision as 'Other Lands Owned by Applicant', located outside of the Oak Ridges Moraine boundary, approximately 1.36 ha in size, will be treated as part of the subject development for the purposes of parkland dedication calculations and calculated as per Section 51.1(1) of the Planning Act. Additional parkland dedication requirements may apply at the time of

approval of the 1.36 ha land, less any applicable credit(s) as a result of the subject development.

39. Prior to the execution of the subdivision agreement, the Owner shall agree to develop the base requirements for Parkland Block 107, in accordance with items listed under Parkland Base Conditions and Requirements. The timing of these works shall be completed by issuance of Completion Approval Notice.

a. The Owner shall submit to the satisfaction of the City:

- i. Archaeological Assessment, Stage I and II, to determine limits of Parkland Block 107. Proposed public park lands are to be clear of all historically significant heritage features.
- ii. A geotechnical investigation report. A minimum of 6 boreholes per hectare are required for Park Block 107 on Schedule A. Boreholes are to be taken at regular intervals along the full length of Park Block 106 on Schedule A. 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.
- iii. A limited phase 2 environmental site assessment (the "Limited Phase Two ESA") conducted by a qualified professional engineer in accordance with Regulation 153/04 assessing fill and grading material placed on the Parkland Block(s) for potential contaminants of concern to the satisfaction of the City and in conformity with the applicable MECP "Site Condition Standards" for parkland use, to the satisfaction of the City. The Limited Phase Two ESA shall be accompanied by a letter of reliance from the Owner's environmental consultant addressed to the City.
- iv. Should there be a change to a more sensitive land use, as defined under Regulation 153/04 or remediation of any portions of the Parkland Block(s) within the Plan of Subdivision, said blocks shall meet the requirements of Regulation 153/04 and any other applicable standards and Applicable Laws, the Owner shall submit to the City a complete copy of the RSC filed on the Ontario Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the affected block(s).
- v. Ensure compliance with the Engineering Design Criteria and Standard Drawings ('EDCSD');
- vi. Should additional fill be placed to meet required grading levels, the results of the Limited Phase 2 ESA shall be supplemented with a letter report addressed to the City from the Owner's environmental

consultant that includes: suitable laboratory chemical analysis of the fill material, 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 MECP "Site Condition Standards" referenced above and compacted to the ninety-five percent (95%) standard proctor dry density ('SPDD');

- vii. A stormwater management brief and grading plan for all required stormwater services is required to ensure that proposed Base Parkland Works have been designed to accommodate stormwater flows in accordance with the EDCSD at interim and ultimate construction phases of the Parkland Block(s) and to the satisfaction of the City; and
 - viii. A complete inventory and analysis of the existing vegetation shall be completed by a Certified Arborist and/or Registered Professional Forester. 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 Parkland Block(s). No grading work is permitted within the drip line of existing trees that are to be preserved. Any tree or similar vegetation in accordance with the tree preservation plan shall be retained on the Parkland Block(s). All dead, damaged and hazardous trees are to be removed and disposed of off-site.
- b. Parkland Block 107 on Schedule A shall be graded to conform to the overall grading plan of the subdivision with clean engineered fill material compacted to ninety-five percent (95%) SPDD, inclusive of any civil work required such as retaining structures, rip rap, swales, and the like to meet grading levels. The Parkland Block(s) [shall generally be graded to allow for a minimum two percent (2%) and no greater than five percent (5%) gradient over seventy-five percent (75%) of the total block area] or [be graded based on the Park's proposed facilities and stormwater management requirements]. Proposed Parkland Block(s) grading must not negatively impact adjacent properties with overland flow routes. The Parkland Block(s) cannot be encumbered by overland flow routes from adjacent properties.
- c. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the Parkland Block(s) is prohibited. Spread and fine grade topsoil evenly to depth of 300 millimetres over the entire Parkland Block(s). Topsoil shall be fertile friable, natural loam and 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 6.0 PH to 7.5 PH 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. 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.

- d. Parkland Block 107 on Schedule A 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, unless otherwise agreed to between the parties.
- e. Parkland Block 107 on Schedule A shall be fenced off with temporary fencing approved by the City.
- f. “No Dumping (per By-law 103-2020)”, “No Trespassing”, and “No Encroachments (per By-law 034-2017)” signs shall be placed along the perimeter of the Parkland Block(s).
- g. Parkland Block 107 on Schedule A shall include adequate sized servicing connections along the main frontage of the Parkland Block(s) including a water chamber manhole, complete with a curb stop, and if required, sanitary manhole, and stormwater manhole. All stormwater structures are to be located a minimum of five (5) metres away from property lines.
- h. Electrical services include a 120/240 volt, single phase, three wire power supply to Parkland Block 107 on Schedule A. 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 Parkland Block(s). The cable feed will originate from the closest (within seventy-five (75) metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade.
- i. Parkland Block 107 on Schedule A shall be sodded.
- j. The Owner shall be responsible to maintain the Parkland Block 107 on Schedule A until the Base Parkland Works construction commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation minimum twice a summer, repair of any erosion control measures, cleaning of catch basins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City.
- k. All temporary sediment control management measures within Parkland Block(s) are to be removed following rough grading and permanent soil stabilization on the site, as directed by the City.

Cultural Heritage

40. Prior to final approval, the Owner shall provide:

- a. The Ontario Ministry of Citizenship and Multiculturalism letter for the Archaeological Report titled "Stage 1 Archaeological Assessment Proposed Development, 2720 King Vaughan Road, Part of Lot 1, Concession 4, Former Geographic Township of King, York County, now in the City of Vaughan, Regional Municipality of York, Ontario" dated February 9, 2023";
- b. The final draft of the Archaeological Assessment Report titled "Stage 1 & 2 Archaeological Assessment Proposed Residential Development 2720 King Vaughan Road, Part of Lot 1, Concession 4, Former Geographic Township of King, York County, now in the City of Vaughan, Regional Municipality of York, Ontario Original Report " dated August 28, 2025; and
- c. The Stage 3 Archaeological Assessment report recommended in the Stage 1 Archaeological Assessment noted in (b) above, along with the final associated Ontario Ministry of Citizenship and Multiculturalism letter of review and acceptance into the Ontario Public Register of Archaeological Reports.

41. Prior to final approval, the Owner shall complete the following updates to the Cultural Heritage Impact Assessment ('CHIA') to the satisfaction of the City:

- a. Employ the City of Vaughan 2010 Official Plan and the Terms of Reference for CHIA potential for salvage and commemoration;
- b. Revise the included Plan drawings to clearly show the existing structures in connection with the proposed land blocks and the buildings that are to remain;
- c. Include a recommendation that a CHIA of the farmhouse to remain on the retained agricultural lands be required in the future within the report's official recommendations in the summary and conclusions section;
- d. Replace the existing CHIA format with a born digital pdf document and higher resolution images; and
- e. Include a detailed chronological description of the history of the Lands and architectural evaluation of the agricultural outbuildings found on the Lands in the context of Vaughan and Ontario's agricultural history, the site's physical features, and the heritage significance of said outbuildings within the local context.

Policy Planning & Special Programs Department:

42. The Owner shall submit a Planting Plan to the satisfaction of the City.
43. The Natural Heritage features, including their associated Vegetation Protection Zone(s) and Compensation Areas where applicable, within the Lands, be conveyed into public ownership, to the satisfaction of the City of Vaughan.
44. As per the mitigation measures proposed in Table 3 of the Agricultural Impact Assessment ('AIA'), the Owner(s) shall implement the following to satisfaction of the City: "Edge Planning", "Vegetation/Tree Line Buffers", "Fencing Barriers", and an "Erosion and Sediment Control Plan".

Development Engineering Department:

45. The Owner shall enter into any land development agreements necessary with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
46. The Owner shall provide the City with Financial Securities in such amounts being one hundred percent (100%) of the cost of all the Works as estimated by the City, to be held by the City as security for the obligations of the Owner.
47. 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.
48. 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.
49. 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, including but not limited to the Functional Servicing Report, Stormwater Management Report, Traffic Impact Study, Hydrogeological Study, and Noise Study, where such reports do not reflect existing conditions or no longer meet City standards. The Owner shall agree in the land development agreement to carry out, or cause to carry out, the recommendations of all such reports, to the satisfaction of the City.
50. If applicable, the Owner agrees to register a restriction pursuant to Section 118 of the Land Titles Act, R.S.O. 1990, c.L.5, as amended, on title to the Lands prohibiting

the transfer of the Lands or any part or parts thereof without the consent of the City, and said restriction shall be registered until such time that such satisfactory evidence has been provided to the City to fulfill conditions at prior to transfer associated with this development.

51. If applicable, the Owner agrees that Restrictive Covenants pursuant to Section 119 of the Land Titles Act, shall be registered on title against the Lands and satisfactory evidence to be provided to the City at prior to transfer associated with this development.
52. If applicable, if a dwelling on a lot or block has a side yard less than 1.2 m in width, said lot or block shall not be transferred unless an easement for maintenance, access and roof encroachment purposes, as applicable, has been created over the abutting lands such that the width of such side yard together with the width of said easement is at least 1.2 m. The Owner shall provide evidence demonstrating registration of the easement together with a copy of the 'as-built' survey showing the side yard of at least 1.2 m.
53. 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 and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the Lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - b. Should there be 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 required to meet the applicable Standards set out under O. Reg. 153/04 (as amended), 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. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the Lands to be conveyed to the City.
 - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
54. The Owner shall pay the City a fee for retaining a stormwater consultant to undertake one (1) year of SWM facility monitoring on behalf of the City to ensure the constructed facility meets designed water quality, erosion control, and water quantity requirements prior to Final Assumption.

55. The Owner shall agree in the Subdivision Agreement with the City to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Master Environmental Servicing Plan and/or the current Functional Servicing Report to service the Lands.

56. The Owner acknowledges that the City has enacted an Area-Specific Development Charge (ASDC) By-law 175-2025 Teston Road West Sanitary Infrastructure (D38) and By-law 174- 2025 Teston Road East Sanitary Sewer (D39) that include the Lands as part of the benefitting area. The Teston Road Sanitary Trunk sewer will ultimately connect the sanitary sewer on Shipwill Street to the Regional Road Jane Street wastewater trunk sewer as identified in the City's Integrated Urban Water Master Plan.

Prior to Final Approval, the Owner shall pay the Area Specific Development Charge for the Teston Road Sanitary Trunk Sewer that is applicable to the Lands with the ASDC By-law's.

57. The Owner shall agree in the subdivision agreement to financially contribute or 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.

58. The Owner shall agree in the subdivision agreement to financially contribute at no cost to the City, its proportionate share of the costs for all applicable external municipal infrastructure that has been designed, oversized and built temporarily or permanently by others downstream (Block 28, 34 and 35) to accommodate the development the Plan to the satisfaction of the City.

59. Prior to Final Approval, the Owner shall provide the City a copy of the final Functional Servicing Report. The report shall include a comprehensive water distribution network and sanitary sewer system analysis, based on InfoWater and Info Works, respectively, modelling software's including a digital submission of the Plan of Subdivision, and shall demonstrate that adequate water distribution and sanitary sewer capacity is available to service the proposed development or identify the need and timing for system improvements, to the satisfaction of the City.

60. Prior to Final Approval, the Owner shall submit a copy of the final Noise Report to the City and York Region for their review and approval.

61. Prior to Final Approval, the Owner shall submit a copy of the final Soils Report to the City for review and approval. The Soils Report shall address pavement design structure for ideal and non-ideal construction conditions, including any required measures for ground water balance/recharge. The Owner shall incorporate the recommendations contained in the Soils Report and ensure that adequate field

inspection is provided to validate the recommendations in the approved Soils Report to the satisfaction of the City.

62. Prior to Final Approval, the Owner shall provide a detailed engineering and stormwater management report (the “Stormwater Management Report”) which describes the stormwater drainage system for the proposed development on the Lands. The Stormwater Management Report shall include:
- a. plans illustrating how this drainage system will comply with the approved servicing plan for the secondary plan area plans illustrating how the drainage system will tie into the drainage of surrounding properties, and the design capacity of the receiving system,
 - b. the stormwater management techniques which may be required to control minor or major flows,
 - c. the location and description of all outlets and other facilities which may require permits pursuant to Applicable Laws,
 - d. proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction,
 - e. appropriate SWM practices to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat; and
 - f. overall grading plans for the Plan of Subdivision including confirmation of compliance with Regulation 406/19, as applicable.
63. Prior to Final Approval, Owner shall submit the final detailed hydrogeological impact study (the “Hydrogeological Report”), stamped by the Owner’s Geoscientist that includes recommendation to be implemented in the Plan of Subdivision and 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 Plan of Subdivision as follows:
- a. A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan of Subdivision (whichever occurs first) and shall include, as minimum requirements, the following tests:
 - i. Bacteriological Analysis – total coliform and E-coli counts,
 - ii. Chemical Analysis – Nitrate Test; and
 - iii. Water level measurement below existing grade

- b. If the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, any purchaser or lessor of any lot or block within the Plan of Subdivision, the Regional Health Department and the City within twenty-four (24) hours of the test results.
- c. Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
- d. Well monitoring shall continue for one (1) year after the completion of construction and a summary report shall be submitted to the City prior to the issuance of a Completion Approval Notice.
- e. If the private well systems in the zone of influence deteriorate due to the servicing of the Plan of Subdivision, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner's Geoscientist will evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
- f. The Owner shall provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells within the surrounding areas of the development is not restored to its original condition within a month after identification of the problem, the Owner will engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions to the satisfaction of the City.

64. Prior to the conveyance of land and/or release of applicable portion of the Financial Securities, the Owner shall implement the following to the satisfaction of the City:

- a. For all lands that are being conveyed to the City pursuant to Schedule K in this Agreement that are being conveyed to the City, submit a limited Phase Two ESA report in accordance with 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 under O. Reg. 153/04 (if applicable and 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) following remediation.

- 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.
65. The Owner shall, address all outstanding Transportation Engineering comments identified in the Development Engineering Department comment response memo, including minor revisions to the Transportation Impact Study to accurately reflect the single primary collector road with a 24.0 m right-of-way.
66. The Owner shall, revise the Draft Plan to ensure that all internal intersections comply with the City's sight triangle requirements, in accordance with Standard Drawing R-110, to the satisfaction of the City. Notwithstanding the above, Lot 44 of the subdivision, which currently provides a 3.3 m reserve (D-distance) along Street A (a collector road), shall be revised to provide a minimum reserve length of 5.5 m along Street A. A minimum reserve length of 3.0 m shall be provided on the local roadside. The City may waive the taper requirements for internal intersections; however, full compliance with the applicable sight triangle requirements of Standard Drawing R-110 shall be strictly maintained, all to the satisfaction of the City.
67. The Owner shall, submit a Functional Design Plan, updated Transportation Impact Study, and revised TDM Toolkit at the Site Plan Application stage, to the satisfaction of the City and York Region.
68. 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.
69. 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.
70. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City. The Report shall include a comprehensive water network analysis of the water distribution system, preferably based on the InfoWater modeling software, and shall demonstrate that adequate water supply is available to service the proposed development, and identify the need and timing for system improvements.

71. Prior to final approval, 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 York Region for review and approval shall demonstrate adequate lighting is available for the sidewalk and roadway, and shall recommend mitigative measures for these issues, to the satisfaction of the City.
72. Prior to Final Approval of the Plan, if the design of the sanitary and water sewers require additional lands that are required from external landowners (Block 28 and Block 35 East), the Owner shall obtain a letter of acceptance from the respective lands to ensure permission have been granted by the respective owners, for access, construction, conveyance and permissions for any lands required for the design of the sanitary and water sewers, at no cost and all to satisfaction of the Development Engineering Department.
73. Prior to Final Approval of the Plan, the Owner shall agree that the water servicing of the Lands is reliant on the construction of the new Regional Pressure District #9 which includes a PD9 booster station on the same site as the proposed elevated water storage facility at Jane Street and Kirby Road. The proposed PD9 booster station is permanent and will be constructed in Phase 1 of York Region's Northeast Vaughan Water and Wastewater Servicing Project. The PD9 booster station will provide a secure water supply to the City's local PD9 water distribution system. The in-service date of the PD9 water booster station is approximately Q4-2026. The Owner shall provide a design that includes a connection to the proposed PD9 water distribution system permitting looping through Block 28 in the future. A secondary feed may be required based on the number of units proposed and the advancements of development applications in Block 28. If the Owner were to decide to provide an alternative design, the Owner would be required to design, construct, convey, obtain lands, provide the construction costs, and obtain permissions, to support the alternative design at no cost and to the satisfaction and approval of the City.
74. Prior to Final Approval of the Plan, the Owner agree that the sanitary servicing for the Lands is reliant on the York Region's Jane Street Sanitary Trunk Sewer and the City's local Teston Road Sanitary Sewer between Shipwill Street and connection to York Region's trunk sanitary sewer outlet as per the City's Integrated Urban Water Master Plan. The proposed draft plan envisions a connection to a future 600mm-dia. sanitary sewer in Block 35 East via a 450mm-dia. sanitary sewer along King-Vaughan Road. If the Owner were to proceed in advance of the Block 35 East moving forward with their draft plan, the Owner shall be required to design, construct, convey and obtain permissions and lands required to construct the sanitary sewer external to the Plan through Block 35 East in ultimate conditions as identified in the City's integrated Urban Water Master Plan, which would be reviewed and approved, at no cost and to the satisfaction of the City. If the Owner were to decide to provide an alternative design, the Owner would be required to design, construct, convey, obtain lands, provide the construction costs, and obtain

permissions, to support the alternative design at no cost and to the satisfaction and approval of the City.

75. The Owner may apply for two (2) model home building permit provided that the land is zoned and all requirements to facilitate the issuance of the building permit are completed to the satisfaction of the City.
76. The Owner shall not apply for building permits and the City shall not issue building permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.
77. 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.
78. Prior to the transfer of any lot or block on the Plan of Subdivision, the Owner shall provide certification that the SWM facility has been constructed to service the Lands within this Plan of Subdivision. The Owner's Engineer shall, to the satisfaction of the City, provide certification that the SWM facility is in conformance with the approved design volumes and elevations; and provide a topographic survey of the SWM facility pond immediately following construction and prior to the receiving of stormwater which confirms the approved design elevations and available storage volumes meet the design requirements without any over-excavation of the pond bottom. The certificate shall be submitted to the City's Director of Development Engineering.
79. 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. 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.”

f. “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.”

g. “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.”

h. “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.

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.”

80. 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.

81. The Owner shall cause the following warning clauses to be incorporated into the Subdivision Agreement, which will be registered on title and should be included in a schedule to all offers of purchase and sale, or lease for the applicable lots and blocks within the Plan as detailed within the final and approved Environmental Noise and Vibration Assessment:

a. Warning Type A:

“Occupants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the occupants as the sound level will exceed the noise criteria of the Municipality and the Ministry of the Environment.”

b. Warning Type B:

“Occupants are advised that despite the inclusion of noise abatement features within the development area, sound levels from road traffic may be of concern, occasionally interfering with some activities of the dwelling occupants as the noise level will exceed the Ministry of Environment’s noise criteria.”

c. Warning Type C:

“This unit was fitted with ducting sized to accommodate a central air condition unit/ventilation system. The installation of central air conditioning by the occupant will allow windows and exterior doors to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment. The sound rating of central air conditioning unit must not exceed the 7.6 bels sound rating for 3.5 tons or less).”

d. Warning Type D:

“This unit was fitted with an air conditioner/ventilation system to allow the windows and exterior doors to remain closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment. The sound rating of central air conditioning units must not exceed the 7.6 bels sound rating for 3.5 tons or less).”

82. Prior to the initiation of construction within the Plan of Subdivision, the Owner shall provide construction access to the Plan of Subdivision to the satisfaction of the City and York Region.

No other access to the Plan Subdivision shall be used for construction unless authorized in writing by the City and/or York Region. If another access is used

without approval, the City may refuse to issue further building permits within the Plan Subdivision or subsequent future phases until such use ceases.

The Owner shall remove the construction access at its costs when directed by the City to do so.

83. Prior to the initiation of the grading or stripping of topsoil and Final Approval, the Owner shall submit a topsoil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
84. The Owner shall gratuitously convey or cause to be conveyed to the City and other Authorities, all lands, easements and other interests in land required for drainage or other municipal purposes related to the development of the Lands, free and clear of all encumbrances and at no cost to the City, for municipal purposes and for other necessary services to service the Lands.
85. The Owner shall design, purchase material and install a streetlighting system in the Plan in accordance with the City Standards and specifications. This Plan should be provided with decorative streetlighting to the satisfaction of the City.
86. The Owner shall decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines to the satisfaction of the City and Region of York.
87. 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 interim resolutions to provide water supply to the Plan shall be paid and completed by the Owner, to the satisfaction of the City.
88. The Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by development of the Plan to the satisfaction of the City.
89. 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.
90. The Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.

Real Estate Department:

91. 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 Lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the 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:

92. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies, at the cost of the Owner.

Forestry Department

93. The Owner shall enter into a Tree Protection Agreement with the City's Forestry Department prior to final approval, to identify the standards and procedures required by the City to protect public and private trees through the development review processes as indicated in the Tree Protection Protocol.

**Schedule of Clauses/Conditions
SUBP.25.V.0003 (19T-25V001)
Part of Lot 1, Concession 4
2720 King-Vaughan Road
DG (Vaughan) Inc.
City of Vaughan**

Re: Malone Given Parsons Ltd., dated January 19, 2026

Clauses to be Included in the Subdivision Agreement

1. Prior to final approval of the development proposed within each block, 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 draft plan of subdivision.
 - 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.
2. 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.
3. To implement all recommendations, including TDM measures, as recommended in the revised Transportation mobility plan, to the satisfaction of the Region.
4. 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.

Conditions to be Satisfied Prior to Final Approval

1. Provide a revised Transportation Study to address all comments related to the Transportation mobility plan by Crozier, dated June 2025.
2. As the Region is currently undertaking the EA Study for Jane Street, if a roundabout is recommended at the Jane Street/King-Vaughan Road intersection, additional right-of-way will be required to implement a roundabout. The EA Project Team will reach out to the Owner once the recommendation is finalized.

3. Prior to final approval the owner shall provide an executed copy of the subdivision agreement with the local municipality.
4. 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 of the draft plan of subdivision application 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 at the frozen rate and 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 Rate Freezing Agreement with York Region.
5. The Owner shall enter into an agreement with York Region agreeing to satisfy all conditions, financial and otherwise, of the Region; Regional Development Charges are payable in accordance with the Development Charge Rate Freezing Agreement and in accordance with the Regional Development Charges Bylaw in effect at the time that Regional development charges, or any part thereof, are payable.
6. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region's road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region's road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - l) Functional Servicing Report (water, sanitary and storm services);
 - m) Water supply and distribution report;

- n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MECP Form 1- Record of Watermains Authorized as a Future Alteration;
 - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
7. Prior to final approval, 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.
 8. Prior to final approval, 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.
 9. Prior to final approval, 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.
 10. Prior to final approval, 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.
 11. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening between Street B and King-Vaughan 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 within the Right-Of-Way of Street B. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
 12. Prior to final approval, 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.

13. 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.
14. Prior to final approval, 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 and Horticultural Design Guidelines and Standards, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
15. Prior to final approval, 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.
16. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
17. 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.
18. 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".
19. 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;

- 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.

20. 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.

21. The existing red-lined Draft Plan of Subdivision dated October 16, 2025 (see attached) shall be revised to include the following land dedications prior to registration. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- a) A widening across the full frontage of the site where it abuts Jane Street of sufficient width to provide a minimum of 20.5 metres from the centreline of construction of Jane Street.
 - b) A widening across the full frontage of the site where it abuts King-Vaughan Road of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of King-Vaughan Road.
 - c) A 10 metre by 10 metre daylight triangle at the northeast and southeast corners of Street 'A' and Jane Street.
 - d) A 10 metre by 10 metre daylight triangle at the northeast and northwest corners of Street 'A' and King-Vaughan Road.
 - e) A 15 metre by 15 metre daylight triangle at the northeast corner of Jane Street and King-Vaughan Road.
 - f) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Jane Street and King-Vaughan Road.
 - g) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Street 'A' and Jane Street.
 - h) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Street 'A' and King-Vaughan Road.
 - i) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Jane Street and King-Vaughan Road.
22. 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.
23. The Owner shall agree that prior to the development approval of Block 105, Block 106, and Block 113, that access to Block 105, Block 106, and Block 113 shall be via the internal road network and direct access to Jane Street and King-Vaughan Road will not be permitted.

24. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat widths of Street 'A' shall be designed to accommodate the recommendations of the transportation report approved by York Region.
25. Prior to final approval, the intersection of Street 'A' and Jane Street and the intersection of Street 'A' and King-Vaughan Road 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.
26. 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.
27. 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.



MEMORANDUM- TECHNICAL COMMENTS

**RE: Draft Plan of Subdivision SUBP.25.V.0003 (19T-25V001)
Part of Lot 1, Concession 4
2720 King-Vaughan Road
DG (Vaughan) Inc.
City of Vaughan**

Regional Staff have reviewed the above noted draft plan of subdivision 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.

Infrastructure Asset Management (IAM)

1. The FSR indicates that the wastewater servicing is to be provided by connecting to future sanitary infrastructure within the Block 35E and Block 34E lands. The subject site shall connect to the future sanitary sewer along the Shipwill St extension at Shipwill St and King-Vaughan Road.
2. The report prepared by Schaeffers Engineering found in Appendix B3 of the FSR does not consider the subject lands to be tributary to the sewer design. The sewer was designed to accommodate the ultimate flows from Block 34E and Block 35E only. A downstream sewer analysis was conducted (Appendix H) and the results yield one leg of sewer will have minor surcharging within Block 34E. Please provide written confirmation from the City of Vaughan that this surcharging is acceptable as an ultimate condition.
3. IAM acknowledges the proposed alternative sanitary servicing strategy in which wastewater is conveyed south along Jane Street from King-Vaughan Road to Kirby Road, before connecting to the local sanitary trunk at Shipwill Street and Kirby Road (MP-16 in the City's 2024 Integrated Urban Water Plan). The Owner is advised of a future Regional 600mm watermain along Jane Street between Teston Road and King-Vaughan Road.
4. IAM acknowledges that the updated FSR no longer proposes intermunicipal sanitary servicing between the City of Vaughan and the Township of King. Should changes to the servicing strategies occur, an updated FSR shall be provided to the Region for review and record.

Source Water Protection

5. Source Protection staff do not have any objections or concerns as it relates to Source Protection policy implemented by the Region. Should the proposal change and/or the application be amended, Source Protection staff will require recirculation for comment and/or approval.
6. The site is within the Wellhead Protection Area Q (WHPA-Q) and partially within a Significant Groundwater Recharge Area (SGRA), for which the approving body for compliance with the policy will be the local municipality.

Transportation Services

7. The Region notes the applicant's response stating "The Region is currently implementing improvements along Jane Street and King–Vaughan Road, including the roundabout at their intersection, which may affect the right-of-way...any additional facilities are recommended to be provided by the region to maintain connectivity". The applicant is advised that the Regional capital project noted at Jane and King-Vaughan Road does not include active transportation facilities in the design. The applicant shall coordinate with the Region to explore opportunities to provide a graded platform offset 0.5m from the ultimate property line within the Region's right-of-way to protect for active transportation facilities along the frontages of Jane Street and King-Vaughan Road.

Development Engineering

8. Please see attached the marked-up draft plan "Red-line Drawings Draft Plan 3ndSC.pdf" and update the Draft Plan accordingly.

Appendix 'B' – TRCA's Draft Plan Conditions

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Draft Plan of Subdivision, 2720 King Vaughan Road (Part of Lot 1, Concession 4), City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons, dated October 16, 2025, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA. All proposed revisions to the design of this project that might impact TRCA interests must be submitted for review and approval to TRCA prior to implementation of the redesigned works.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the City of Vaughan and TRCA.

Prior to Works Commencing

3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the TRCA's Regulated Area. This submission shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
4. That prior to any development and prior to the registration of this plan or any phase thereof, the Owner shall submit detailed engineering reports (e.g., Stormwater Management) that describe in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, water balance and erosion control.

- ii. Plans illustrating how this drainage system will tie into surrounding drainage systems (i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system).
- iii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quantity and volume of surface water resources, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing function of all regulated features is to be maintained, consistent with TRCA's guidelines.
- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features and associated hydrology modelling, including outlet structures, cross-sections, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Section 28.1 of Conservation Authorities Act.
- v. Drawings and plans of the watermain and sanitary sewer crossing.
- vi. Design of flow dispersal measures and treatment associated with stormwater management outlets to reduce potential erosion, and erosion-related impacts to regulated features, and maximization of potential infiltration, to the satisfaction of the TRCA.
- vii. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
- viii. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. The investigation must identify impacts to the baseflow or water levels in regulated features and propose mitigation measures for such impacts.
- ix. Information detailing all anticipated dewatering, including during construction, which may impact the adjacent wetland features. The analysis must demonstrate avoidance of construction dewatering impacts to the wetlands to the satisfaction of the TRCA.
- x. A detailed, Feature-Based Water Balance analysis shall be completed in accordance with the requirements of TRCA. The analysis shall provide information related to the design, location, and demonstrated feasibility of measures to be implemented to mitigate impacts to adjacent wetland

features. The mitigation measures are to be designed and implemented to the satisfaction of TRCA.

- x. Grading plans for the subject lands. The plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to regulated natural hazards.
 - xi. Grading plans for the subject lands. The plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to regulated natural hazards.
 - xii. Cross-sections and details where grading and filling is proposed in, or adjacent to, regulated natural features and hazards.
 - xiii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with TRCA's ESC Guide for Urban Construction.
5. That prior to any development or the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
 6. That all natural hazard lands and Environmental Protection block (Block 108) are placed in a suitable protective zoning category, preventing future development and structural encroachment, to the satisfaction of the TRCA.
 7. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.

Subdivision Agreement

8. The Owner shall agree in the subdivision agreement to convey the Environmental Protection zone block (Block 108) to a public authority free of all costs and encumbrances, to the satisfaction of the TRCA and the City.
9. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - iii. To obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
 - iv. To comply with the permits approved pursuant to Section 28.1 of Conservation Authorities Act, including the approved plans, reports and conditions to the satisfaction of TRCA.

- v. To prohibit grading works within Regulated Areas unless approved by TRCA.
- vi. To prohibit retaining walls in, or adjacent to, Regulated Areas unless approved by TRCA.

Fees

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

Revised: April 10, 2024

**Attachment 5d) - Alectra Utilities
Corporation July 17, 2025**

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



1/30/25
Planning Department
City of London

Attention: Andreas DiMattia

Re: 2720 King-Vaughan Road – Draft plan of Subdivision
Your File No. 19T-25V001
Our File No. 40282

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.

Yours Truly,

Alexis Flood
alexis.flood@bell.ca





26 June, 2025

Mr/Ms.,
Planning Department
City of Vaughan,
Ontario

Dear Harding,

Re: OP.25.001; Z.25.002; and 19T-25V001 (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 me at Graham.McPherson@rci.rogers.com

Yours truly,

Graham McPherson,
244 Newkirk Road
Richmond Hill ON L4C 3S5
CA
copy: OPE Manager

July 3, 2026



Municipal Planning,
Engineering

tel 416 495 5180
municipalplanning@enbridge.com

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

July 3, 2025

David Harding RPP, MCIP
Senior Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

RE: Draft Plan of Subdivision, Official Plan Amendment,
Zoning By-law Amendment – Submission 1B
DG (Vaughan) Inc.
2720 King-Vaughan Road
City of Vaughan
File No.: 19T-25V001,OP-25-001,Z-25-002

Dear David,

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.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Cornelio', is written over a light blue circular stamp.

Willie Cornelio CET
Sr Analyst Municipal Planning

July 12, 2025

City of Vaughan – Planning Department

To: **David Harding**, Senior Planner, Development Planning

Reference: Files: OP.25.001, Z.25.002, 19T-25V001 Related Files: N/A
2720 King-Vaughan Rd

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 Zoning By-Law Amendment, Official Plan Amendment and Draft Plan of Condominium Application proposal for the detached homes and townhomes for the above noted Development 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.**

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