

ATTACHMENT 1B



Corporate Services

File No.: 19T-16V07

Refer To: Justin Wong

May 29, 2017

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

Attention: Eugene Fera, Planner

**Re: Draft Plan of Subdivision 19T-16V07
Part of Lot 30, Concession 9
(Frank Greco, Kirby Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Malone Given Parsons Ltd., Project No. 16-2492, dated July 14, 2016. The proposed development is located south of Kirby Road and west of Kipling Avenue, in the City of Vaughan. The draft plan of subdivision consists of 9 single detached units and blocks for open space, buffers, landscape vista, stormwater management pond, future landscape vista, future residential and reserves, within a 2.02 ha site.

Sanitary Sewage and Water Supply

This development is within the Maple North wastewater area and will be serviced from the Kleinburg Pressure District.

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

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA
- Northeast Vaughan Water and Wastewater Servicing – 2028 expected completion
- Other projects as may be identified in future studies.

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

Based on our understanding of the Stormwater Management Compliance and Servicing Analysis, prepared by SCS Consulting Group Ltd., dated October 7, 2015, the proposed wastewater and the water servicing for this development will be connecting to the proposed municipal servicing

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in the adjacent development (19T-13V09 - Monarch Castlepoint Kipling North Development Limited).

Summary

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

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

Yours truly,



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

JW/

Attachment (1) Schedule of Conditions

YORK-#7603577-v1-19T-16V07_-_Regional_Condition_Letter

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Schedule of Conditions
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Part of Lot 30, Concession 9
(Frank Greco, Kirby Developments Inc.)
City of Vaughan

Re: Malone Given Parsons Ltd., Project No. 16-2492, dated July 14, 2016

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the Subdivision Agreement that 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.
4. Prior to final approval, an electronic copy of the engineering drawing(s) showing the layout of the watermains and sewers shall be submitted to the Community Planning and Development Services Section and the Infrastructure Asset Management Branch for record.
5. Prior to approval, the Owner shall agree to provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, to promote the usage of non-auto travel modes. The owner shall provide drawings showing the pedestrian and cycling connections.
6. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
7. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
8. The Regional Corporate Services Department shall advise that Conditions 1 to 7 inclusive, have been satisfied.