

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

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Item 2, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 17, 2019.

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**2. KIRBY ROAD DEVELOPMENTS INC. ZONING BY- LAW AMENDMENT  
FILE Z.16.032 DRAFT PLAN OF SUBDIVISION FILE 19T-16V007  
WARD 1- VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated December 3, 2019 be approved; and**
- 2) That the deputation of Ms. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, be received.**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.16.032 (Kirby Road Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from “A Agricultural Zone” to “A Agricultural Zone”, “RD1(H) Residential Detached Zone One” with the addition of the Holding Symbol “(H)”, “RD2 Residential Detached Zone Two”, “OS2 Open Space Park Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands until the following conditions are addressed to the satisfaction of the City:
  - a) Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al.) to the immediate east of the Subject Lands is approved to allow access and services to the subject lands through the continuation of Street A, and the construction of the stormwater management pond to the satisfaction of the City; and
  - b) The Holding Symbol “(H)” for Blocks 16 and 17 (future residential lot) shall only be removed once the adjacent lands to the immediate west develop and Street A is extended westward, thereby removing the temporary turning circle.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Vaughan Committee of Adjustment, if

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required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.

4. THAT Draft Plan of Subdivision File 19T-16V007 (Kirby Road Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 9 lots for detached dwellings, residential blocks, open space blocks, stormwater management block, one 18.5 m public street and be permitted to proceed in 2 phases, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1 of this report.
5. THAT the Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Infrastructure Development Department Real Estate Division, and the approval shall form the basis of the cash-in-lieu payment.
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-16V007 be allocated servicing capacity for a total of 9 residential units (32 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

## Committee of the Whole (1) Report

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**DATE:** Tuesday, December 03, 2019

**WARD:** 1

**TITLE: KIRBY ROAD DEVELOPMENTS INC.  
ZONING BY- LAW AMENDMENT FILE Z.16.032  
DRAFT PLAN OF SUBDIVISION FILE 19T-16V007  
WARD 1- VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.032 and 19T-16V007 (Kirby Road Developments Inc.) to permit a residential Draft Plan of Subdivision comprised of 9 lots for detached dwelling units, one future residential block, open space blocks, landscape vista blocks, a block for stormwater management pond and a 18.5 m public street, as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to rezone the Subject Lands and seek Draft Plan of Subdivision approval for 9 lots for detached dwelling units, one future residential lot, open space and vista blocks.
- The Development Planning Department recommends approval of the applications as they will facilitate a development that is consistent with the Provincial Policy Statement, conforms to the Growth Plan and the York Region and City of Vaughan Official Plans, and is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.16.032 (Kirby Road Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from “A Agricultural Zone” to “A Agricultural Zone”, “RD1(H) Residential Detached Zone One” with the addition of the Holding Symbol “(H)”, “RD2 Residential Detached Zone Two”, “OS2 Open Space Park Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands until the following conditions are addressed to the satisfaction of the City:
  - a) Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al.) to the immediate east of the Subject Lands is approved to allow access and services to the subject lands through the continuation of Street A, and the construction of the stormwater management pond to the satisfaction of the City; and
  - b) The Holding Symbol “(H)” for Blocks 16 and 17 (future residential lot) shall only be removed once the adjacent lands to the immediate west develop and Street A is extended westward, thereby removing the temporary turning circle.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
4. THAT Draft Plan of Subdivision File 19T-16V007 (Kirby Road Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 9 lots for detached dwellings, residential blocks, open space blocks, stormwater management block, one 18.5 m public street and be permitted to proceed in 2 phases, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1 of this report.
5. THAT the Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Infrastructure Development Department Real Estate Division, and the approval shall form the basis of the cash-in-lieu payment.

6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-16V007 be allocated servicing capacity for a total of 9 residential units (32 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

## **Background**

The 3.291 ha. subject lands (the ‘Subject Lands’) shown on Attachments 2 and 3, are located south of Kirby Road, west of Kipling Avenue, municipally known as 5445 Kirby Road. The Subject Lands do not include the lands identified as “Other Lands Owned By The Applicant” as shown on Attachment 3. These lands are located entirely within the Greenbelt and consists of one residential dwelling and will remain zoned “A Agricultural Zone”.

### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

On November 11, 2016, a Notice of a Public Hearing was circulated to all property owners within an expanded notification area beyond 150 m of the Subject Lands and to the Kleinburg and Area Ratepayers’ Association (‘KARA’). A copy of the Notice of Public Hearing was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on December 6, 2016, to receive comments from the public and the Committee of the Whole. Vaughan Council on December 13, 2016, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of December 6, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting.

Two letters were received prior to the Public Hearing:

- An email from Melissa (no last name or address provided) a resident from Kleinburg, regarding the existing road system and the lack of improvements cannot accommodate more residential development in the Kirby Road and Kipling Avenue area
- A letter from Brutto Consulting, the planning consultant representing the owners of lands to the immediate east (5315 Kirby Road) with active development applications (Files Z.17.007 and 19T-17V002 G. Farruggio et al.) requesting to be informed of any future meetings

Response:

The proposed Draft Plan including Street 'A' conforms to the approved Block 55 East Plan. Lots 7 to 9 will have access from an existing municipal road, First Nations Trail. No new road networks or services are required to facilitate this Development as it was planned and approved through the Block 55 East Plan process.

A Notice of this Committee of the Whole meeting was mailed to Brutto Consulting and to other individuals requesting notification on November 22, 2019.

***The Applications have been amended to include a Provincially Significant Wetland (Block 13) in order to convey these lands into public ownership***

At the time of the December 6, 2016 Public Hearing, the Applications did not include Block 13, a Provincially Significant Wetland ('PSW') as shown on Attachment 3. Block 13 and the lands to the north identified as the 'Other Lands Owned By The Applicant' are located entirely within the Greenbelt Plan.

In response to both internal and external agency comments and the policies of Vaughan Official Plan 2010 ('VOP 2010') respecting the protection of core features, Block 13 and its related vegetated protection zone(s) ('VPZ') will remain zoned "A Agricultural Zone", will not be developed and will be conveyed into public ownership. A condition to convey the lands into public ownership is included in Attachment 1A) Conditions of Draft Plan of Subdivision Approval.

**Previous Reports/Authority**

**[December 6, 2016, Committee of the Whole Public Hearing \(Item 1 Report No. 44\)](#)**

**Analysis and Options**

***Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit a residential development***

The Owner has submitted the following applications (the 'Applications') to permit a development consisting of 9 lots for detached dwelling units, one future residential lot, open space blocks and a public street (the 'Development') as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.16.032 to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "A Agricultural Zone", "RD1(H) Residential Detached Zone One" with the addition of the Holding Symbol "(H)", "RD2 Residential Detached Zone Two", "OS2 Open Space Park Zone" and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. Draft Plan of Subdivision File 19T-16V007 to facilitate a residential Plan of Subdivision (the 'Draft Plan'), as shown on Attachment 3, and consisting of the following:

<b>Lots/ Blocks</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
1-9	Single Detached Residential Lots	0.66	9
10-11	30 m buffer Blocks	0.825	
12-13	Open Space Blocks	1.47	
14	Landscape Vista Block	0.037	
15	Stromwater Management Pond Block	0.026	
16-17	Future Residential Blocks	0.065	1
18	Future ROW Block	0.012	
19	Future Landscape Vista Block	0.004	
20	Road Widening Block	0.006	
21-22	0.3 m Reserves	0.001	
	Street 'A' 18.5 m ROW	0.185	
<b>TOTAL</b>		<b>3.291</b>	<b>10</b>

***The Draft Plan is consistent with the Provincial Policy Statement ('PPS') 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2014 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department is of the opinion that the Development is consistent with the policies of the PPS, specifically:

- Section 1.1.1 - to accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land
- Section 1.5.1 - planning for and providing publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkage
- Section 1.7 - encouraging a sense of place, by promoting well-designed built form, cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes

The Draft Plan is for a residential use (detached dwelling units) within a settlement area, that efficiently utilizes existing and planned infrastructure and protects the open space core features (the provincially significant wetland Blocks 12 and 13) and their related

VPZs (Blocks 10 and 11) through their conveyance into public ownership. The Owner also proposes to convey into public ownership the open space vistas (Blocks 14 and 19) and the provide a trail system within Block 11, as shown on Attachment 3. On this basis, the Draft Plan is consistent with the PPS.

***The Draft Plan conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019***

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe Growth Plan 2019 (the 'Growth Plan')* is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Development conforms to the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide a housing type that is compatible with the adjacent area, which are supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas that have existing or planned municipal water and wastewater systems
- Section 2.2.2 - contributing to meeting the residential density within a delineated built-up area by 2031 and identifying the appropriate type and scale of development and transition of built form to adjacent areas
- Section 4.1 - protecting and managing valuable and important hydrological and natural heritage features and areas

The Draft Plan shown on Attachment 3 provides for a residential development within a settlement area and a delineated built-up area while also protecting the Greenbelt and natural core features in accordance with the policies of VOP 2010. Accordingly, the proposed Draft Plan conforms to the Growth Plan.

***The Draft Plan conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" on Map 1, "Regional Structure" of the YROP. Section 5.0 of the YROP states that "Growth will also occur in new community areas, Towns and Villages throughout the Region." Section 3.5.4 of the YROP requires that "local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." The Draft Plan is comprised of lots for detached dwellings that are compatible with and contribute to the range of lot and unit sizes in the community. The proposed Draft Plan conforms to the YROP.



***The Draft Plan conforms to Vaughan Official Plan 2010***

The Subject Lands are identified as “Community Areas”, “Greenbelt” and “Natural Areas and Countryside” under Schedule 1 Urban Structure of Volume 1 of Vaughan Official Plan 2010 (‘VOP 2010’).

Policy 2.2.3 of VOP 2010 states that, “Community Areas” are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and provide access to the City’s natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.”

The subject lands are designated “KN Low-Rise Residential 1” “Special Study Area”, “Natural Heritage System: Core Area” and Agricultural” by the North Kleinburg-Nashville Secondary Plan (‘NKNSP’), and are located within the Kipling Avenue Community as identified on Schedule 3B of the NKNSP, Volume 2 of VOP 2010. The “KN Low Rise Residential 1” designation permits detached dwelling units with a maximum building height of 3-storeys.

The Special Study Area (the ‘SSA’) designation recognizes that lands within the SSA may have some development potential, subject to a detailed Environmental Impact Study (the ‘EIS’) prepared to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority (‘TRCA’) and any other agency having jurisdiction. Through the review of the EIS report any lands found to have development potential shall be considered for development under the policies of the “KN Low-Rise Residential 1” designation, without further amendment to the Plan.

Through the Block 55 East Plan approval process, Environmental Impact Studies were submitted and concluded that the most appropriate use for the developable area of SSA’s is residential, particularly larger lot sizes to reduce impervious surfaces and promote groundwater infiltration and water quality treatment. The Owner has submitted an addendum Letter to the EIS (Block 55 East) prepared by Beacon Environmental as it pertains to the Subject Lands, which was required because of the natural heritage features including the PSWs on the Subject Lands and to establish development limits. The City and the TRCA accept the findings of the EIS and addendum study.

The Development conforms to the Community Area policy objectives, the “KN Low-Rise Residential 1” designation and the “Special Study Area” designation as the proposed lotting for the Draft Plan is compatible with the lot sizes and frontages of the development within the immediate area. The proposed land use conforms to VOP 2010.

***The Draft Plan is consistent with the approved Block 55 East Plan***

The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional and attractive residential / mixed-use neighbourhoods. The Draft Plan forms part of the Block 55 East Plan (Attachment 5), which facilitates the development of a cohesive and complete community, with a mix of

land uses, housing types and activities. The Draft Plan conforms to the May 27, 2014, Vaughan Council approved Block 55 East Plan.

***Amendments to Zoning By-law 1-88 are required to permit the Draft Plan***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit the proposed Draft Plan. In order to implement the proposed Draft Plan a Zoning By-law Amendment is required to rezone the Subject Lands to “RD1(H) Residential Detached Zone One with a Holding Symbol “(H)”, “RD2 Residential Detached Zone Two”, “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone” and “A Agricultural Zone” in the manner shown on Attachment 4, together with the following site-specific exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RD1 Residential Detached Zone One Requirements</b>	<b>Proposed Exceptions to the RD1 Residential Detached Zone One Requirements</b>
a.	Min. Lot Depth	30 m	Blocks 16 & 17 -11.5 m (along east lot line), 29 m (along west lot line)
b.	Min. Rear Yard	7.5 m	Blocks 16 & 17 - 3.5 m (east portion of lot)
c.	Min. Front Yard	4.5 m	Blocks 16 & 17 - 3.5 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RD2 Residential Detached Zone Two Requirement</b>	<b>Proposed Exception to the RD2 Residential Detached Zone Two Requirements</b>
a.	Min. Lot Frontage	15 m	7.2 m (Lot 9)

The proposed development standards for the future residential blocks (Blocks 16 and 17) when combined will create 1 future lot, are required because of its irregular shape. The future block meets the minimum lot area and frontage requirements of the RD1 Zone. In addition, this future block will abut open space to the south and east which lessens any impact to the surrounding land uses.

The proposed lot frontage for Lot 9 is also a result of its irregular shape and the configuration of the road and is considered minor in nature as this lot meets or exceeds all other requirements of the RD2 Residential Zone category.

The Development Planning Department can support the proposed site-specific zoning exceptions as they are minor in nature and will not significantly impact the surrounding development.

Lots 1 to 6 and Blocks 10, 11, 12 and 15 on the Draft Plan will be zoned with the Holding Symbol “(H)” in the manner shown on Attachment 4 and will not be removed until the development approvals for the lands to the immediate east (Files Z.17.007 and 19T-17V002 G. Farruggio et. al.) in order to allow the westerly continuation of Street A through to the Subject Lands and the construction of the stormwater management pond, as shown on Attachment 3. Blocks 16 and 17 on the Draft Plan will also be zoned with the Holding Symbol and removed once the lands to the west are developed and the temporary turning circle is no longer required. Condition to this effect are included in the Recommendations of this report and in the Conditions of Draft Plan of Subdivision Approval in Attachment 1A.

***The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application(s) to the Committee of Adjustment within two (2) years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment. Development Planning Department Staff support the inclusion of a resolution to accommodate minor design changes that may occur through the finalization of all plans and construction. A condition to this effect is included in the Recommendations of this report.

***The Development Planning Department has no objection to the approval of the Draft Plan, subject to the Recommendations in this report***  
Subdivision Design

The Draft Plan shown on Attachment 3, includes 2 phases. Phase 1 include 3 lots with frontages on First Nations Trail, an existing public road, the PSW Block 13 and Kirby Road widening Block 20. Phase 2 includes 6 residential lots and 2 residential blocks (to be combined to make one residential lot) with minimum lot frontages of 18 m, and an 18.5 m public street terminating in a temporary turning circle, open space Blocks 10 to 11 and future stormwater management pond Block 15 as shown as Attachment 3. The extension of Street ‘A’ through the Subject Lands is dependent on the Draft Plan of Subdivision File 19T-17V002 being approved and developed. Street “A” will be the extension of Silver Morning Court, which currently serves development east of the Subject Lands.

The Open Space Blocks 10 to 13 inclusive, consist of two Provincially Significant Wetlands (PSW) features (Blocks 12 and 13) and related VPZs (Blocks 10 and 11) which will be conveyed into public ownership. A condition to this effect is included in Attachments 1A and 1C of the Conditions of Draft Plan of Subdivision Approval.

The Development Planning Department is satisfied with the proposed design and phasing of the Draft Plan, subject to the Recommendations in this report, and the Conditions of Draft Plan of Subdivision Approval outlined in Attachment 1 of this report.

***The Owner must enter into the Developer's Group Agreement to the satisfaction of the City***

The Owner shall enter into a Developers Group Agreement which shall deal with, but not limited to, all cost sharing for the development, the provision of parks, cash-in-lieu of parkland, roads and municipal services for the Block 55 East Plan. The Owner as a member of the Block 55 East Developers' Group is required to satisfy all obligations to the satisfaction of the Block 55 East Trustee and the City of Vaughan. A condition to this effect is included in Attachment 1A.

***The Development Engineering Department has no objection to Development, subject to the Conditions of Approval in Attachment 1A).***

The Development Engineering ('DE') Department has no objection to the Applications subject to the Owner satisfying their comments and conditions of Draft Plan of Subdivision Approval.

**Road Network**

The proposed 18.5 m local road (Street "A") connects to Kleinburg Summit Way. Street "A" shall be constructed as an 18.5 m modified right-of-way which conforms with the Block 55 East Plan. Lots 7 to 9 will be accessed from First Nations Trail.

**Sidewalk Plan**

The proposed pedestrian system will consist of an on and off-road trail system that link with the proposed road network and connect to the residential community. The internal sidewalk plan conforms to the approved Transportation Management and Sidewalk Master Plan.

**Water and Sanitary Servicing**

The Draft Plan be serviced by extension of the existing watermain and sanitary sewer on Silver Morning Court.

**Storm Drainage**

The storm water management pond is proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed. The Subject Lands are designed to drain to a Storm Water Management Pond 1 ('Pond 1'), located west of the hydro corridor and south of Silver Morning Court and is external to the Subject Lands. Pond 1 must be constructed to accommodate the flow from this Draft Plan.

### Environmental Site Assessment ('ESA')

The Owner submitted Phase One ESA and Test pitting documents. The findings indicated that the soil met applicable criteria. The DE Department is satisfied with the ESA documents.

### Environmental Noise Impact

The Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission.

### Street-lighting

The design and type of street lighting in the Draft Plan shall meet City's design criteria and standards with respect to the use of LED luminaire technology in the new development. This matter will be addressed at the detailed engineering design stage.

### Sewage and Water Allocation

On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. This Draft Plan was reserved servicing capacity for 9 detached residential units (32 persons equivalent). Accordingly, servicing capacity to the Draft Plan is available and unrestricted and a resolution regarding allocation is included in the Recommendations of this report.

### ***The Parks Planning Department has no objection to the approval of the Draft Plan, subject to Conditions of Approval***

The Parks Planning Department have no objection to the Draft Plan, subject to their conditions set out in Attachment 1A, and has provided the following comments:

The Parks Planning Department advise that the open space valley lands and the PSW's (Blocks 12 and 13) and the related 30 m ecological buffer/setback (Blocks 10 and 11) and the landscape vistas (Blocks 14 and 19) shall be dedicated into public ownership, either to the TRCA or the City of Vaughan free of all costs and encumbrances. However, it is noted that the landscape vista blocks are not considered as part of the parkland dedication for the approved Block 55 East plan.

The Owner shall design and agree to complete base works, including the grading shelf for the proposed multi-use recreational pathway from the Stormwater Management Pond (Block 15) through the open space buffer block (Block 11) to the south limit of the Subject Lands as shown on Attachment 3. The proposed shelf is to have a total width of 6 m (minimum trail width of 3 m and minimum 1.5 m maintenance clearance on both sides) and not to exceed a 5% grade. As such should the buffer blocks be dedicated to the TRCA ownership, an easement for the purposes of establishing and/or maintaining the proposed pedestrian trail shall be provided in favour of the City of Vaughan. The appropriate warning clauses shall be included in all Offers of Purchase and Sale for all lots abutting open space, buffer blocks, trail system and landscape vista blocks as included in Attachment 1A.

***Development Charges apply to the Draft Plan***

The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment 1A of this report.

***The Toronto and Region Conservation Authority has no objection to the Development, subject to Conditions of Approval***

The TRCA has no objection to the Draft Plan, subject to their conditions included in Attachment 1C of this report.

***Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution have no objection to the Development, subject to Conditions of Approval***

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution have no objection to the approval of the Draft Plan, subject to their Conditions of Draft Plan of Subdivision Approval in Attachments 1D, 1E and 1F of this report.

***The School Boards have no objection to the Development***

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the Draft Plan and have no conditions of approval.

***Canada Post has no objection to the approval of the Draft Plan, subject to Conditions of Approval***

Canada Post has no objection to the Draft Plan, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1G of this report.

**Financial Impact**

There are no financial requirements for new funding associated with this report.

**Broader Regional Impacts/Considerations**

***York Region has no objection to the Development, subject to Conditions of Draft Plan of Subdivision Approval***

The York Region Community Planning Department has no objection to the approval of the Draft Plan, subject to their Conditions of Draft Plan of Subdivision Approval and comments in Attachment 1B.

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.032 and Draft Plan of Subdivision File 19T-16V007, which if approved, would facilitate the development of the Subject Lands with 9 lots for detached dwelling units, one future residential block, open space blocks, landscape vista blocks, stormwater management block and an 18.5 m street as shown on Attachment 3. The proposed Draft Plan and zoning for the Subject Lands is consistent with the policies in the PPS,

conforms to the Growth Plan, York Region Official Plan, Vaughan Official Plan 2010 and the Block 55 East approved plan.

The Development Planning Department is satisfied that proposed Draft Plan, shown on Attachment 3, and the proposed zoning and site-specific exceptions identified in Table 1 of this report will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations of this report, and the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1.

**For more information**, please contact: Eugene Fera, Senior Planner, Development Planning Department, ext. 8003.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-16V007 & Phasing Plan
4. Proposed Zoning
5. Approved Block 55 East Plan

### **Prepared by**

Eugene Fera, Senior Planner, ext. 8003

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/MEO

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

#### **DRAFT PLAN OF SUBDIVISION FILE 19T-16V007 (THE 'PLAN') KIRBY ROAD DEVELOPMENTS INC. (THE 'OWNER') PART OF LOT 30, CONCESSION 9, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-16V007 (THE 'PLAN'), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1A).
2. The Conditions of Approval of York Region as set out on Attachment No. 1B) and dated May 29, 2017.
3. The Condition of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1C) and dated August 6, 2019.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1D) and Revised August 7, 2019.
5. The Conditions of Approval of Bell Canada as set out on Attachment No. 1E) and dated August 18, 2018.
6. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out on Attachment No. 1F) and dated October 15, 2018.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 1G) and dated October 15, 2019.

#### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and



- b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1A), 1B), 1C), 1D), 1E), 1F) and 1G) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise that the Conditions on Attachment No. 1A) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 3. York Region shall advise that the Conditions on Attachment No. 1B) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 4. The Toronto and Region Conservation Authority shall advise that the Condition on Attachment No. 1C) has been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
- 5. Alectra Utilities shall advise that the Conditions on Attachment No. 1D) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 6. Bell Canada shall advise that the Conditions on Attachment No. 1E) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 7. Enbridge Gas Inc. shall advise that the Conditions on Attachment No. 1F) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 8. Canada Post shall advise that the Conditions on Attachment No. 1G) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

## **ATTACHMENT NO. 1 A)**

### **CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons, MGP File 16-2492, dated June 7, 2019, (the 'Plan').
2. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. 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 payment of development levies/charges, the provision of roads and municipal services, and landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan to the satisfaction of the City.
6. a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 55 East to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 55 East. The agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.

- b) Prior to final approval of the Plan, the Trustee for Block 55 East Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 55 East Cost Sharing Agreement.

7. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanently built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
8. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
9. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
10. The Owner shall agree in the Subdivision Agreement to provide a Letter of Credit for the removal of the temporary turning circle to the satisfaction of the City.
11. Any dead end or open side of a road allowance created by this Plan shall be terminated in 0.3 m 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.
12. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and/or York Region.
13. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
14. Prior to final approval of the Plan, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations of the report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
15. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval a detailed engineering report(s) that describes the storm drainage system for the proposed development within the Plan, which shall include:
  - a) plans illustrating how this drainage system will tie into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
  - b) the location and description of all outlets and other facilities;
  - c) stormwater management techniques which may be required to control

minor and major flows; and

- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned report(s) to the satisfaction of the City.

16. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
17. The Owner shall include the following warning clause in all Agreements of Purchase and Sale/Lease for all purchasers and/or tenants for all lots/blocks within the Plan:
- (a) abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:
- “Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance.”
- (b) abutting or in proximity of any open space, parkland or walkway:
- “Purchasers and/or tenants are advised that the lot abuts an “Open Space Area”, “Park” or “walkway” of which noise and lighting and/or vehicular or pedestrian traffic may be of concern due to the nature of the uses for active recreation.”
- (c) street ending in a dead end:
- “Purchasers and/or tenants are advised that the Street “A”, ending in a temporary hammerhead turn-around or cul-de-sac will be extended in the future to facilitate development of adjacent lands without further notice.”
- (d) encroachment and/or dumping:
- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park,

open space, woodlot and/or storm water management facility are prohibited.”

(e) gate of access point:

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

(f) 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.”

(g) Small Front Yard Lot a single driveway and sidewalk

“Purchasers and/or tenants are advised that small front yard lots with a single driveway and sidewalk may be limited to on lot parking opportunities.

(h) The warning clause Vaughan Council approved September 29<sup>th</sup>, 1997. with respect to “Tree Fees” shall be included in the Subdivision Agreement:

*“Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the Subdivision Agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”*

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

- (i) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

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

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

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

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

Lot Frontage	Max. Width of Driveway
6 - 6.99m <sup>1</sup>	3.5 m
7 - 8.99m <sup>1</sup>	3.75 m
9 - 11.99m <sup>1</sup>	6 m
12 m and greater <sup>2</sup>	9 m

<sup>1</sup>The Lot Frontage for Lots between 6 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum

sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- (l) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mail box as per requirements dictated by Canada Post. The location of the mail box shall be shown on the community plan provided by the Owner in its Sales Office.”
- (m) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the Plan of Subdivision 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.”
- (n) “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 highways, laneways, walkways or other public and open spaces is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

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

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

- (o) “Purchasers and/or tenants are advised that this Plan of Subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

- (p) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre ('JOC'), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

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.

18. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
19. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a street lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street lighting to the satisfaction of the City.
20. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, fenced with temporary fencing maintained and signed to the satisfaction of the City to prohibit dumping and trespassing.
21. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis as determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
22. The road allowance included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.



23. 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 in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition ('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; and
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
24. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and stormwater management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment ('ESA') report in accordance or generally meeting the intent of Ontario Regulation ('O. Reg'.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.;
  - b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the

Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required;

- c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s); and
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
25. Prior to final approval of the Plan, the Owner shall submit an Environmental Noise Report to the City for review and approval. The preparation of the Noise Report shall include the ultimate traffic volumes associated with the surrounding road network according to the Ministry of Environment, Conservation and Parks Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances to the satisfaction of the City. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
26. The Owner shall agree in the Subdivision Agreement that Blocks 16 and 17 both inclusive shall not be developed until the temporary turning circle has been removed and shall be developed only in conjunction with the development of the abutting lands (future Draft Plan of Subdivision) to the west. The Owner shall not apply for a Building Permit and the City shall not issue a building permit for any unit in Blocks 16 and 17, both inclusive until the lands are combined to the satisfaction of the City.
27. Prior to final approval of the Plan, the Owner shall submit an updated Traffic Impact Study to the satisfaction of the City.
28. The proposed development cannot be developed until adequate access and municipal services are available to service the Plan or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
29. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the City.
30. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block

areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.

31. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the updated transportation report/plan and traffic management master plan, as approved by the City.
32. The Owner shall agree in the Subdivision Agreement to conduct a pre-construction survey which shall include, but not limited to, an inventory of the existing municipal right-of-way of First Nations Trail. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees and any other private properties damaged during construction to be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.
33. The Owner shall agree in the Subdivision Agreement that Street 'A' shall be developed and constructed with abutting lands to the east to provide access for Lots 1 to 6 all inclusive and Blocks 16 and 17. The Owner shall not apply for a Building Permit and the City shall not issue a building permit for the subject lots until Street 'A' is constructed or other arrangement have been made to the satisfaction of the City.
34. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any lots and/or blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s) as shown on the Plan submitted for the construction of the building(s) on the subject lots and/or blocks conform in terms of location and geometry (i.e. width, etc.) with the approved or amended and subsequently approved Construction Drawings.
35. The Owner shall convey the following lands to the City or TRCA, where appropriate, free of all charges and encumbrances:
  - i) Block 15 for storm water management purposes
  - ii) Blocks 10 to 13 inclusive for open space and buffer purposes
  - iii) Block 14 and 19 for future landscape vista purposes
  - iv) Block 20 for the purposes of Kirby Road widening
  - v) Block 18 for future right-of-way

Should Block 11 be conveyed to the TRCA, then an easement in favour of the City of Vaughan, for the purposes of accessing and maintaining the proposed trail will be provided on said block, to the satisfaction of the City

36. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchases and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the

satisfaction of the Development Engineering Department.

37. Prior to the initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority ('TRCA') Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
38. Prior to the initiation of the grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either the park, or school block(s).
39. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
40. The Owner shall agree in the Subdivision Agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
  - a) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - i) Bacteriological Analysis: total coliform and E-coli counts;
    - ii) Chemical Analysis: Nitrate Test; and
    - iii) Water level measurement below existing grade;
  - b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results;
  - c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes;

- d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval; and
  - e) If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, 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 will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
41. The Owner shall convey, free of all costs and encumbrances, the required stormwater management block, (Block 15) based on the updated/revised SWM report to accommodate the required stormwater management controls, that may include additional lands and/or changes to the lotting pattern, to the satisfaction of the City.
42. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City, which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
43. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
44. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
45. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

46. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport, and the City of Vaughan Development Planning Department immediately in the event that:
- a) archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and
  - b) where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
47. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City.
48. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations:
- In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol
  - The Owner shall not remove trees without written approval by the City
  - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-law 052-2018, which will form a condition of the draft plan approval
49. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent Council approved fee by-laws (commencing March 19, 2019); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review:
- This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans

- In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan
50. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan. The document shall address but not be limited to the following issues:
- Landscape master plan; co-ordination of the urban design/streetscape elements
  - The appropriate landscaping within landscape buffer block #3 with low-maintenance plant material
  - The appropriate edge treatment along Jane Street and Highway 400.
  - Architectural control design guidelines
  - Sustainability design practices/guidelines
51. The Owner shall agree in the Subdivision Agreement to the following:
- All development shall proceed in accordance with the Council approved Block 55 East architectural design guidelines prepared by John G. Williams Limited, Architect
  - 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
  - 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
  - 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.
52. Prior to final approval, the Owner shall prepare a streetscape landscape master plan in accordance with the approved Block 55 East urban design guidelines. The master plan shall address but not be limited to the following issues:
- Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including fencing treatments and street tree planting
  - Edge restoration along the open space lands.
  - The appropriate landscaping within the stormwater management pond block 15
  - The appropriate landscaping within the landscape vista blocks 14 and 19

53. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
  - The program shall present a set of metrics to quantify the sustainability performance of new development projects.
54. Prior to final approval, the Owner shall provide a buffer block abutting the open space lands in accordance with TRCA policies along residential lots and residential blocks
55. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
  - The Owner shall provide a report for a 20 metre zone within all staked open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
56. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut the open space blocks and associated buffer blocks, the limits of the "Other Lands Owned by the Applicant" that abut open spaces blocks and buffers and along the limits of the residential lots that abut the stormwater management pond block.
57. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
58. Prior to final approval, the Owner shall prepare a landscape master plan to the satisfaction of the City, which shall address but not be limited to the following issues:
  - Cost estimates for the complete base works for a proposed multi-use recreational pathway from the Stormwater Management Pond Block (Block 15) through the Open Space Block 11 to the southern limit of the property.
  - Details on the location of the proposed base works for a proposed multi-use recreational pathway are to take into account existing vegetation and grades;
  - Details on drainage and any culvert crossing(s), if required



- Grading details
  - Assessment of impact on existing vegetation and proposed vegetation removals, if required and landscape restoration planting plan(s)
59. The Owner shall agree in the Subdivision Agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.
60. Prior to the execution of the Subdivision Agreement, the Owner shall design and agree to complete base works for a proposed multi-use recreational pathway in accordance with an approved Landscape Master Plan, Streetscape and Urban Design Guidelines to the satisfaction of and at no cost to the City. The Owner shall agree to convey into public ownership lands within which the future multi-use recreational trail shall be located and constructed. The proposed base work in not to exceed 5% in grade and cross-slopes are not to exceed 2% in grade.
61. The shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.
62. Prior to final approval of the Plan, the Owner shall provide the City of Vaughan with a copy of a letter review from the Ministry of Tourism, Culture and Sport confirming that the Subject lands are considered to be free of archaeological concerns, that the report has been deemed compliant with Ministry requirements for archaeological fieldworks and reporting, and that it has been entered into the Ontario Public Register of Archaeological Reports to the satisfaction of the City.
63. The Owner shall update the Block 55 East Plan to reflect the Development to the satisfaction of the Development Planning Department and cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.
- the plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.;
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
  - the location of parks, open space, buffer blocks, stormwater management facilities and trails;
  - the location of institutional uses, including schools, places of worship, and

community facilities;

- the location and type of commercial sites;
- colour-coded residential for singles, semis, multiples, and apartment units; and
- the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1; (905) 832-8585.”

“For detailed grading and berming information, please call the developer’s engineering consultant, (name) at .”

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

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

# 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

# ATTACHMENT 1B

19T-16V07  
(Frank Greco, Kirby Developments Inc.)

Page 2 of 3


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](mailto: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

# ATTACHMENT 1B

19T-16V07  
(Frank Greco, Kirby Developments Inc.)

Page 3 of 3

**Schedule of Conditions**  
**19T-16V07**  
**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.

# ATTACHMENT 1C

August 6, 2019

CFN 56283  
EXREF CFN 49623, 57726

**BY E-MAIL ONLY** ([Eugene.Fera@vaughan.ca](mailto:Eugene.Fera@vaughan.ca))

Eugene Fera  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Mr. Fera:

**Re: Draft Plan of Subdivision Application 19T-16V007  
Zoning By-law Amendment Application Z.16.032  
5445 Kirby Road  
Within Block 55 East  
Part of Lot 30, Concession 9  
City of Vaughan, Regional Municipality of York  
(Kirby Road Developments Inc.)**

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The purpose of this letter is to acknowledge receipt of and to provide comments on the following:

- Draft Plan of Subdivision 19T-16V007, Part of Lot 30, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons, dated June 7, 2019, received by TRCA on June 13, 2019.

This revised draft plan of subdivision was submitted in support of Draft Plan of Subdivision Application 19T-16V007 and Zoning By-law Amendment Application Z.16.032 in Block 55 East, in the City of Vaughan. A list of supporting materials reviewed can be found in Appendix 'A' of this letter. Toronto and Region Conservation Authority (TRCA)'s detailed-design comments can be found in Appendix 'B' and draft plan conditions can be found in Appendix 'C'.

## **Background**

The intent of the subject applications is to facilitate a residential plan of subdivision comprised of 9 lots, 2 future residential blocks, open space blocks, open space buffers and vistas, a portion of a stormwater management (SWM) pond, and a residential street. The subject submission now recognizes the addition of an Open Space block, noted as 'Block 13', to the Draft Plan of Subdivision lands. Block 13 is located within the Greenbelt Plan area and encompasses lands that contain a Provincially Significant Wetland (PSW) feature as well as a portion of a contiguous woodland feature and their associated buffers. The proponent has agreed to convey Block 13 into public ownership for its long-term protection, along with Blocks 10 through 12 which also contain natural features (including an additional PSW) and hazards.

The zoning by-law amendment application proposes to re-zone the lands from A Agricultural to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, OS1 Open Space Conservation

# ATTACHMENT 1C

Zone (Blocks 10-12) and OS2 Open Space Park Zone (Block 14), with a H Holding Symbol and site-specific exceptions applying to select areas throughout the draft plan of subdivision. Block 13, which contains the PSW, will remain zoned A Agricultural.

## **Application-Specific Comments**

Based on our review of the original Block Plan and addendum documents provided to our office, TRCA notes that previous comments pertaining to water resources engineering (indicating the Regulatory flood plain on the plans, erosion and quantity control) and amending the stormwater management block (Block 15) to respect the 30 m PSW buffer have been satisfactorily addressed. The remaining comments (Appendix 'B') can be addressed at the detailed design stage.

## **Recommendations**

Based on the above, TRCA recommends approval of Draft Plan of Subdivision 19T-16V007, subject to the conditions listed in Appendix 'C'.

TRCA's comments on Zoning By-law Amendment Application Z.16.032 can be found within the conditions of draft plan approval.

We would be happy to meet with the City and Owner to discuss TRCA's comments and conditions further.

Should any revisions to Draft Plan of Subdivision Application 19T-16V007 or Zoning By-law Amendment Application Z.16.032 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments accordingly.

Please provide the Notice of Decision for both the draft plan of subdivision and zoning by-law amendment once they are approved.

We trust these comments are of assistance. We look forward to our continued meetings on this and other projects within the Block 55 East area.

Should you have any questions, please contact me at extension 5936, or at [mark.andrews@trca.ca](mailto:mark.andrews@trca.ca).

Yours truly,



Mark Andrews, B.A. (Hons.), M.Pl., RPP  
Planner  
Development Planning and Permits

/MA

Copy: Joan McIntyre, Malone Given Parsons ([jmacintyre@mgp.ca](mailto:jmacintyre@mgp.ca))  
Coreena Smith, Toronto and Region Conservation Authority ([coreena.smith@trca.ca](mailto:coreena.smith@trca.ca))  
Ruth Rendon, City of Vaughan ([ruth.rendon@vaughan.ca](mailto:ruth.rendon@vaughan.ca))

# ATTACHMENT 1C

## **Appendix 'A' – List of Materials Reviewed**

- Draft Plan of Subdivision, prepared by Malone Given Parson, dated June 7, 2019, received by TRCA on June 13, 2019.
- Stormwater Management Compliance and Servicing Analysis – 3<sup>rd</sup> Submission, prepared by SCS Consulting Group Ltd., dated April 30, 2019, received by TRCA on June 13, 2019.
- Addendum – Stormwater Management Compliance and Servicing Analysis – 3<sup>rd</sup> Submission, prepared by SCS Consulting Group Ltd., dated June 13, 2019, received by TRCA on June 21, 2019.
- Figure No. 1.2, Post-Development Drainage Plan, prepared by SCS Consulting Group Ltd., dated July 2018, received by TRCA on June 13, 2019.
- Figure No. 1.4, Preliminary Servicing Plan, prepared by SCS Consulting Group Ltd., dated April 2019, received by TRCA on June 13, 2019.
- Figure No. 1.5, Preliminary Grading Plan, prepared by SCS Consulting Group Ltd., dated April 2019, received by TRCA on June 13, 2019.
- Draft Zoning By-law and Schedule, received by TRCA on June 13, 2019.
- Response letter, prepared by SCS Consulting Group Ltd., dated May 2, 2019, received by TRCA on June 13, 2019.



# ATTACHMENT 1C

## **Appendix 'B' – Detailed-Design Comments**

The following comments are carried over from our correspondence of January 31, 2019, however, can be deferred to the detailed-design (site plan) stage. These comments follow the same numbering scheme from the aforementioned correspondence.

### **Water Resources Engineering**

#### ***Water Balance***

5. At the detailed design stage please provide detailed supporting information that will confirm that the design of the infiltration trenches will provide the necessary water balance and erosion controls; including:
  - a. Post- to pre- infiltration, runoff, and evapotranspiration calculations based on existing soil conditions;
  - b. Design cross-sections of the trench, including sizing, details on the infiltration medium, and overflow drain (if necessary); and
  - c. Calculated drawdown time of the infiltration facilities.

#### ***Erosion and Sediment Control***

6. It is recommended that an Erosion and Sediment Control (ESC) drawing be submitted to demonstrate the erosion protection for the subject site and the staging plan for the proposed works. Please ensure that the erosion and sediment control plan follow the Erosion and Sediment Control Guideline for Urban Construction, December 2006. The most up to date guideline can be found on the Sustainable Technologies Evaluation Program (STEP) website at [www.sustainabletechnologies.ca](http://www.sustainabletechnologies.ca). An erosion and sediment control report and phased drawings are to be submitted along with the future detailed design submission.
7. To preserve the infiltration capability of the areas in which the low impact development (LID) measure(s) are proposed to be installed, and to avoid unnecessary compaction, the areas specified for LID measures must be protected. TRCA staff recommend that these areas are isolated with the necessary ESCs. This will prevent the entrance of construction equipment as well as sediment transfer into the area, therefore ensuring the sediment generated during construction will not clog the native soil. This should be addressed at the detailed design stage.

### **Planning Ecology**

8. The Stormwater Management Compliance and Servicing Analysis dated April 30, 2019 (Figure No. 1.5 – Preliminary Grading Plan) indicates fill placement and grading within the 30 m buffer from the south PSW. At the detailed-design stage, every effort should be made to minimize the proposed grading within the 30 m PSW buffer. This may be achieved by steepening slopes from 3:1 to 2.5:1, etc. All buffers will require planting of native trees and shrubs, which may be impeded by the fill and grading. The flow spreader should also be redesigned to minimize encroachment into the buffer.

# ATTACHMENT 1C

## **Appendix 'C' – TRCA's Conditions of Draft Plan Approval and Comments on the Zoning By-law Amendment Application**

### **TRCA's Conditions of Draft Plan Approval**

TRCA staff recommends approval of Draft Plan of Subdivision 19T-16V007, Part of Lot 30, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons, dated June 7, 2019, subject to the following conditions:

1. 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 plan area. This submission shall include:
  - a. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
  - b. 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.
2. That prior to site alteration (with the exception of topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Block Plan Resubmission - Revised, Block 55 East, Kleinburg Summit Community, Volumes 1 and 2, prepared by Malone Given Parsons Ltd. et al., dated June 2014, as amended by Stormwater Management Compliance and Servicing Analysis, prepared by SCS Consulting Group Ltd., dated April 30, 2019, as may be further amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
  - a. A description of the storm drainage system (quantity and quality) for the proposed development;
  - b. 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;
  - c. Appropriate stormwater management techniques which may be required to control minor and major flows;
  - d. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
  - e. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - f. Proposed measures to mitigate the potential erosive impacts of development on the natural system, both on and off-site;
  - g. Proposed measures to promote infiltration and maintain water balance for the plan area;

# ATTACHMENT 1C

- h. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
  - i. A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management pond and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
  - j. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
  - k. Grading plans for the subject lands;
  - l. Cross-sections and details where grading is proposed in or adjacent to the Open Space and Buffers (Blocks 10 – 13 inclusive), including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the development lands, interim stabilization of the slopes/disturbed areas, mitigation, and supporting geotechnical/soils analyses;
  - m. 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; and
  - n. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended.
3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA. The Vegetation Community Preservation Report, Block 55 East – Kleinburg Summit, prepared by Aboud & Associates Inc., dated January 15, 2014, can be used as a basis for the detailed tree protection and preservation plan, but would need to be updated to reflect the most up-to-date development limits and proposed areas of disturbance. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of TRCA prior to topsoil stripping.
4. That prior to topsoil stripping, the Owner initiate and continue to undertake the monitoring programs outlined in the Master Environmental Servicing Plan, prepared by SCS Consulting Group Ltd., dated June 2014, as may be amended to the satisfaction of TRCA and the City of Vaughan, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and the City of Vaughan.
5. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Open Space and Buffers (Blocks 10 – 13 inclusive).

## ATTACHMENT 1C

6. That prior to the registration of this plan or any phase thereof, the Owner prepare planting plans for the Stormwater Management Block (Block 15) to the satisfaction of TRCA.
7. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space and Buffers (Blocks 10 – 13 inclusive) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
8. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
9. That the Open Space and Buffer (Blocks 10-13 inclusive) be dedicated to TRCA or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA.
10. That the implementing zoning by-law recognize the Open Space and Buffers (Blocks 10-12 inclusive) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA. TRCA recognizes that the Open Space Block 13 will remain zoned A Agricultural.
11. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
12. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
  - a. 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;
  - b. To carry out, or cause to be carried out, to the satisfaction of TRCA, the monitoring programs outlined in the Master Environmental Servicing Plan, prepared by SCS Consulting Group Ltd., dated June 2014, as may be amended to the satisfaction of TRCA and the City of Vaughan, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and the City of Vaughan. The Owner agrees to carry out, or cause to be carried out, the mitigation and adaptive management plans to the satisfaction of TRCA and the City of Vaughan;
  - c. 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;
  - d. To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;

## ATTACHMENT 1C

- e. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
  - f. To erect a permanent fence along all residential lots and blocks that abut the Open Space and Buffers (Blocks 10 – 13 inclusive) and in other areas as may be required to the satisfaction of TRCA to protect existing and future open space lands from unauthorized/non-programmed entry. It was previously agreed that Eastern Red Cedar trees would be planted along the southerly and easterly limits of the 'Other Lands Owned by Applicant', to provide a landscaped transition between the private lands and the subdivision lands specifically Open Space Block 13;
  - g. To prohibit grading works within the Open Space and Buffers (Blocks 10 – 13 inclusive) unless approved by TRCA;
  - h. To prohibit retaining walls in or adjacent to the Open Space and Buffers (Blocks 10 – 13 inclusive) unless approved by TRCA.
13. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
14. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

### **TRCA's Comments on the Zoning By-law Amendment Application**

TRCA's comments on Zoning By-law Amendment Application Z.16.032 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-16V007. Further comments may be provided on the zoning by-law amendment once a final draft has been received by TRCA for review.

Should any revisions to Draft Plan of Subdivision Application 19T-16V007 or Zoning By-law Amendment Application Z.16.032 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments.

# ATTACHMENT 1D

Revised: August 7, 2019



**Date:** September 24<sup>th</sup> , 2019

**Attention:** Eugen Fera

**RE:** Request for Comments

**File No.:** 19T-16V007

**Applicant:** Frank Greco

**Location** Part Lot 30, Concession 9



## COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

Alectra Utilities has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

## ATTACHMENT 1D

Revised: August 7, 2019

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

**E-mail:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

Subdivision Application Information Form is available by emailing [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

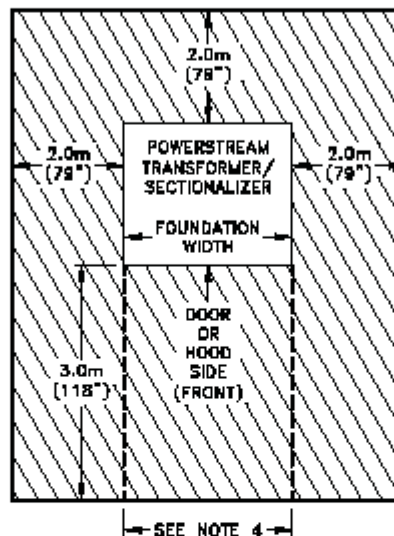


Revised: August 7, 2019



## Construction Standard

17-140



### NOTES:

1. FINAL GRADE WITHIN THE RESTRICTED OPERATIONAL CLEARANCE ZONE (SHOWN AS "HATCHED ZONES" ABOVE) MUST NOT BE ALTERED.
2. HATCHED ZONES AROUND THE APPARATUS AND IN FRONT OF ACCESS DOORS/HOODS TO REMAIN CLEAR OF ALL SHRUBS AND TREES. WHEN THE APPARATUS IS POSITIONED WITHIN THE HATCHED ZONE, THE ZONE WITHIN OR ABOVE MUST REMAIN CLEAR OF, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS INCLUDING ANY LANDSCAPING FEATURES.
3. PREFERRED SURFACE COATING WITHIN THE HATCHED ZONES IS LAWN (SEEDED OR SOD) AND WITH PRIOR WRITTEN CONSENT OF POWERSTREAM GRAVEL AND/OR PAVED WITH ASPHALT OR PAVERS OR A CONCRETE FINISH MAY BE PERMITTED.
4. ACCESS TO ALL EQUIPMENT DOORS/HOODS MUST REMAIN PERMANENTLY CLEAR OF ALL OBSTRUCTIONS.

### PADMOUNT TRANSFORMER/SECTIONALIZER CLEARANCES

ORIGINAL ISSUE DATE: 2007-JAN-25 REVISION NO: 02 REVISION DATE: 2011-JUN-23

### REFERENCES

UNDERGROUND	SECTION 17
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### Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

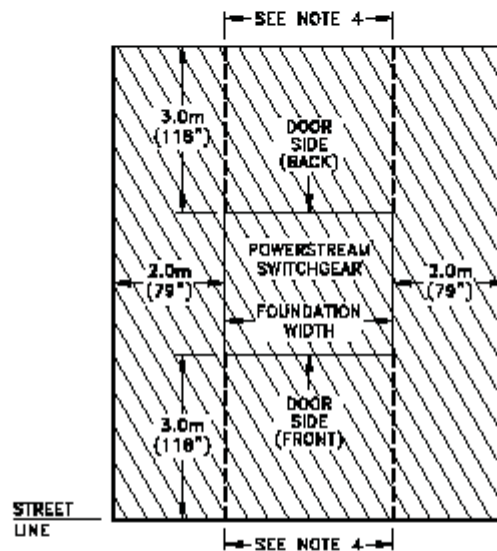
Joe Corbin, P.Eng.	2011-JUN-23
Name	Date
P.Eng. Approved By:	Joe Corbin

Revised: August 7, 2019



## Construction Standard

17-141



### NOTES:

1. FINAL GRADE WITHIN THE RESTRICTED OPERATIONAL CLEARANCE ZONE (SHOWN AS "HATCHED ZONES" ABOVE) MUST NOT BE ALTERED.
2. HATCHED ZONES AROUND THE APPARATUS AND IN FRONT OF ACCESS DOORS/HOODS TO REMAIN CLEAR OF ALL SHRUBS AND TREES. WHEN THE APPARATUS IS POSITIONED WITHIN THE HATCHED ZONE, THE ZONE WITHIN OR ABOVE MUST REMAIN CLEAR OF, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS INCLUDING ANY LANDSCAPING FEATURES.
3. PREFERRED SURFACE COATING WITHIN THE HATCHED ZONES IS LAWN (SEEDED OR SOO) AND WITH PRIOR WRITTEN CONSENT OF POWERSTREAM GRAVEL AND/OR PAVED WITH ASPHALT OR PAVERS OR A CONCRETE FINISH MAY BE PERMITTED.
4. ACCESS TO ALL EQUIPMENT DOORS/HOODS MUST REMAIN PERMANENTLY CLEAR OF ALL OBSTRUCTIONS.

### REFERENCES

UNDERGROUND	SECTION 17
-------------	------------

**Certificate of Approval**  
This construction standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Gruber, P.Eng. 2011-JUN-23  
Name Date  
P.Eng. Approved By: Joe Gruber

### PADMOUNT SWITCHGEAR CLEARANCES

ORIGINAL ISSUE DATE: 2008-JULY-07 REVISION NO: 02 REVISION DATE: 2011-JUN-23

# ATTACHMENT 1E

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8/18/2016

Eugene Fera

Vaughan

, ,

Attention: Eugene Fera

Re: Draft Plan of Subdivision - 5445 Kirby Rd.; Your File No. 19T-16V007

Our File No. 72711

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM**. MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk  
Manager, Municipal Relations  
Access Network Provisioning, Ontario  
Phone: 905-540-7254  
Mobile: 289-527-3953  
Email: Meaghan.Palynchuk@bell.ca

# ATTACHMENT 1F



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

October 15, 2018

Eugene Fera  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Eugene,

Re: Draft Plan of Subdivision – Revised  
Kirby Road Developments Inc.  
Kirby Road, Part Lot 30, Concession 9  
City of Vaughan  
File No.: 19T-16V007 & Z-16-032

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

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

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

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**

Municipal Planning Coordinator  
**ENBRIDGE GAS DISTRIBUTION**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

# ATTACHMENT 1G

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

October 15, 2019

City of Vaughan – Planning Department

To: **Eugene Fera, Development Planning Department**

Reference: **File: 19T-16V007 related file: Z.16.032**  
**Part Lot 30, Concession 9**  
**9 residential lots**

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

Canada Post has reviewed the proposal of the 9 residential lots for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

# ATTACHMENT 1G

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](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











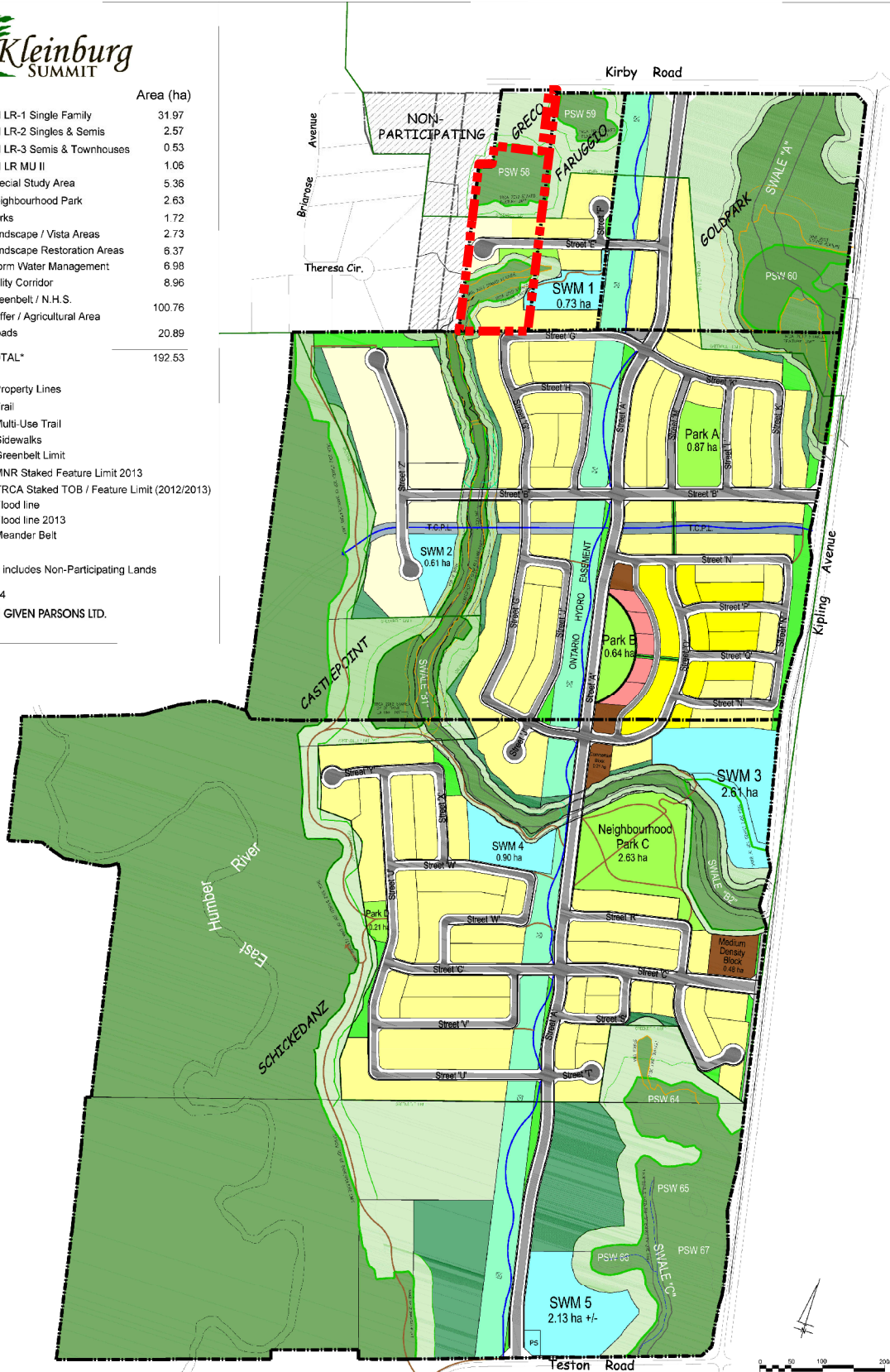
Land Use	Area (ha)
KN LR-1 Single Family	31.97
KN LR-2 Singles & Semis	2.57
KN LR-3 Semis & Townhouses	0.53
KN LR MU II	1.06
Special Study Area	5.36
Neighbourhood Park	2.63
Parks	1.72
Landscape / Vista Areas	2.73
Landscape Restoration Areas	6.37
Storm Water Management	6.98
Utility Corridor	8.96
Greenbelt / N.H.S.	100.76
Buffer / Agricultural Area	20.89
Roads	20.89
<b>TOTAL*</b>	<b>192.53</b>

- Property Lines
- Trail
- Multi-Use Trail
- Sidewalks
- Greenbelt Limit
- MNR Staked Feature Limit 2013
- TRCA Staked TOB / Feature Limit (2012/2013)
- Flood line
- Flood line 2013
- Meander Belt

\* Total Area includes Non-Participating Lands

April 11, 2014

MALONE GIVEN PARSONS LTD.



**Subject Lands**

Pedestrian Connection to Kleinburg via Stegmanns Mill Road



## Approved Block 55 East Plan

**Location:**  
Part of Lot 30, Concession 8

**Applicant:**  
Kirby Road Developments Inc.

## Attachment

**FILES:**  
Z.16.032 & 19T-16V007

**DATE:**  
November 5, 2019

**5**