



**WESTON
CONSULTING**

planning + urban design

COMMUNICATION – C70

ITEM 1

**Committee of the Whole (Public Meeting)
October 29, 2020**

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

October 28, 2020

File 6873

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
17 Millwood Parkway, Vaughan**

Weston Consulting is the planning consultant for Centra (BT1) Inc., the registered owner of the property at 17 Millwood Parkway in the City of Vaughan (herein referred to as the "subject property"). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") as it relates to the subject property and are pleased to provide the enclosed comments on behalf of the landowner.

The subject lands were previously zoned "*RR 9(62) – Rural Residential Zone*" by Vaughan Zoning By-law 1-88. However, the lands were the subject of Local Planning Appeal Tribunal ("LPAT") proceedings which rezoned the lands to "*R1 – Residential Zone*" and "*OS1 – Open Space Zone*". In an Interim Decision issued on January 10, 2020, the LPAT allowed the proposed Zoning By-law Amendment and Draft Plan of Subdivision for the subject property. Once the final form of the Zoning By-law was provided, the LPAT issued an Order, dated April 15, 2020, approving the Zoning By-law Amendment in its final form. This site-specific Zoning By-law rezoned the lands to "*R1 – Residential Zone*" and "*OS1 – Open Space Zone*" to facilitate the development of a 9-lot single detached residential subdivision served by a new public road. A copy of the final LPAT Order is enclosed with this submission.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned "*RE(EN)-22 – Estate Residential Zone (Established Neighbourhood)*" subject to site-specific Exception 22. The proposed zone category is not consistent with the site-specific Zoning By-law Amendment approved by the LPAT for the subject property.


We request that the draft CZBL mapping be revised to reflect the LPAT-approved site-specific Zoning By-law Amendment for the subject property and that the content of the Amendment be included in its entirety. A new exception number should be implemented for the subject property to reflect the site-specific provisions approved for the site.

We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence

be added to the public record for the Statutory Public Meeting received on October 29, 2020. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZB. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Jessica Damaren at extension 280 should you have any questions regarding this submission.

Yours truly,
Weston Consulting
Per:



Ryan Guetter, BES, MCIP, RPP
Senior Vice President
Encl.

c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
Centra (BT1) Inc., Client
Daniel Artenosi, Overland LLP

Local Planning Appeal Tribunal

Tribunal d'appel de l'aménagement local



ISSUE DATE: April 15, 2020

CASE NO.: PL170960

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Centra (BT1) Inc.
Subject:	Application to amend Zoning By-law No. 1-88 - Refusal or neglect of City of Vaughan to make a decision
Existing Zoning:	"RR - Rural Residential"
Proposed Zoning:	"R1 - Residential Zone" and "RD1 - Residential Detached Zone One"
Purpose:	To permit the development of a residential plan of subdivision
Property Address/Description:	17 Millwood Parkway
Municipality:	City of Vaughan
Municipality File No.:	Z.16.010
LPAT Case No.:	PL170960
LPAT File No.:	PL170960
LPAT Case Name:	Centra (BT1) Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Centra (BT1) Inc.
Subject:	Proposed Plan of Subdivision - Failure of City of Vaughan to make a decision
Purpose:	To permit the development of a residential plan of subdivision
Property Address/Description:	17 Millwood Parkway
Municipality:	City of Vaughan
Municipality File No.:	19T-16V002
LPAT Case No.:	PL170960
LPAT File No.:	PL170961

BEFORE:

BLAIR S. TAYLOR)	Wednesday, the 15 th
MEMBER)	
)	day of April, 2020

THIS MATTER having come on for public hearing and the Tribunal having issued an Interim Decision, dated January 10, 2020, allowing the Zoning By-law Amendment and the Draft Plan of Subdivision and approved the Draft Plan Conditions;

AND THE TRIBUNAL having received a request for final approval of the Zoning By-law Amendment and Draft Plan of Subdivision;

THE TRIBUNAL ORDERS that the appeal with respect to the Zoning By-law Amendment is allowed, in part, and that Zoning By-law No. 1-88 of the City of Vaughan as amended, is hereby amended in the manner set out in 'Schedule A' to this Order. The Tribunal authorizes the municipal clerk to assign a number to this by-law for record keeping purposes.

The appeal with respect to the Draft Plan of Subdivision is allowed, in part, and the Draft Plan of Subdivision dated July 24, 2019 and shown in 'Schedule B' to this Order is approved subject to the fulfilment of the conditions set out in 'Schedule C' to this Order.

Pursuant to subsection 51(56.1) of the *Planning Act*, the City of Vaughan, as the approval authority in which the lands are situated, shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Planning Act*.

“Evelyn Dawes”

EVELYN DAWES
DEPUTY REGISTRAR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

SCHEDULE A

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2020

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88 be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from RR Rural Residential Zone, subject to site-specific Exception 9(62), to R1 Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"() A. Notwithstanding the provisions of:

 - a) Section 2.0, respecting the definition of "Lot Line, Front";
 - b) Schedule "A" respecting the minimum lot frontage, exterior side yard setback, and building height in the R1 Residential Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E- ":

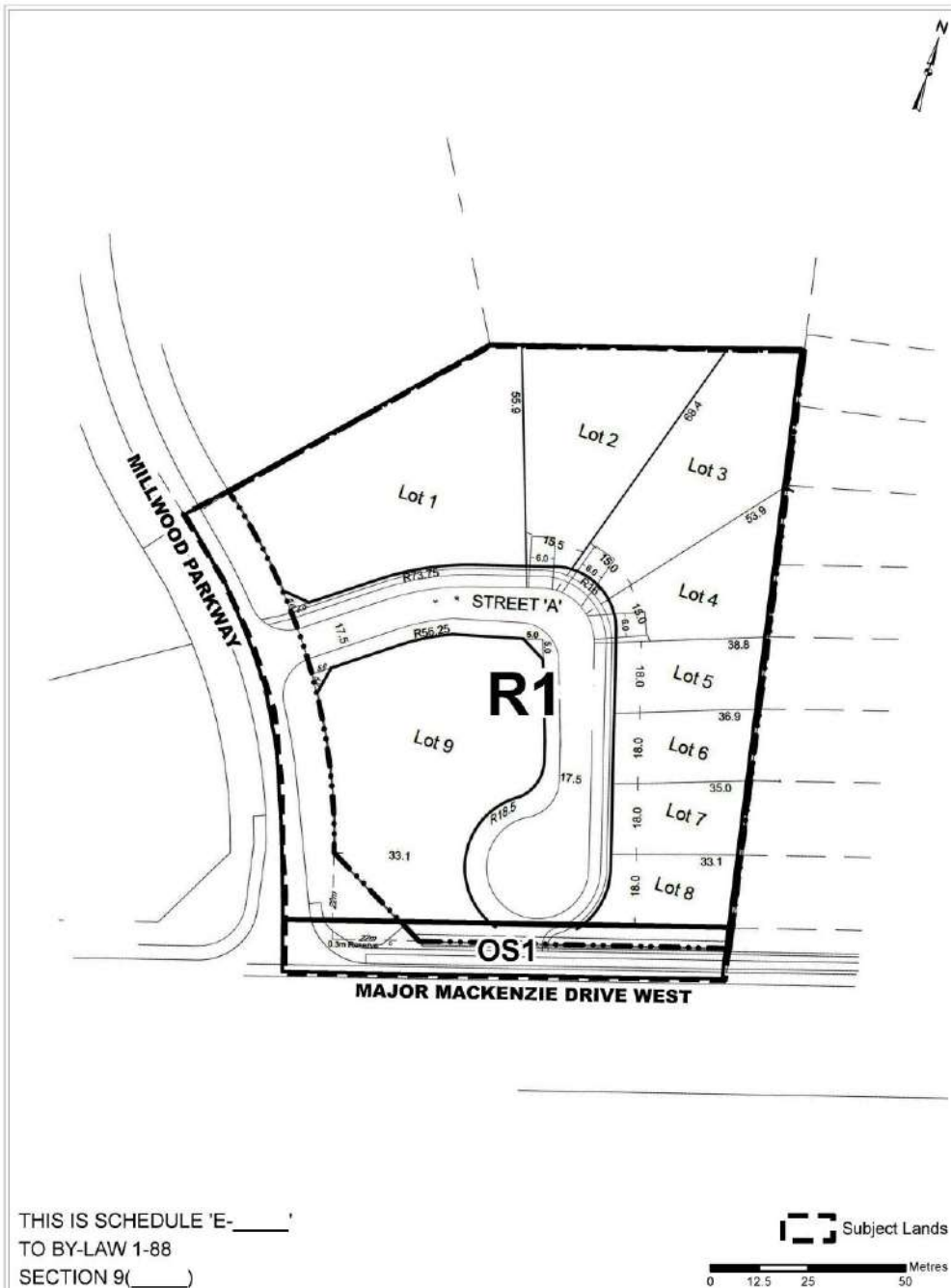
 - ai) the front lot line for Lot 9 shall be the easterly lot line abutting Street 'A';
 - bi) the minimum lot frontage shall be 15 m for Lots 2, 3 and 4;
 - bii) the minimum exterior side yard shall be 3 m for Lot 8; and
 - biii) the maximum building height shall be 11 m.
 - c) Adding Schedule "E-* " attached hereto as Schedule "1".
 - d) Deleting Schedule "E-64" and substituting therefor the Schedule "E-64" attached hereto as Schedule "2", thereby deleting all references to Exception 9(62) from the Subject Lands.
 - e) Deleting Key Map 6E and substituting therefor the Key Map 6E attached hereto as Schedule "3".
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this XXth day of (Month), 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by the Decision of the Local Planning
Appeal Tribunal issued _____, 20XX, and the
Delegation Order issued _____, 20XX (Case No. PL _____)
Adopted by Vaughan City Council on _____, 2019
(Item No. _____ of Report No. _____ of the Committee of the Whole)



THIS IS SCHEDULE '1'

TO BY-LAW ____-2019

PASSED THE ____ DAY OF _____, 2019

FILE: Z.16.010

RELATED FILES: 19T-16V002

LOCATION: PART OF LOT 21, CONCESSION 6

APPLICANT: CENTRA (BT1) INC.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

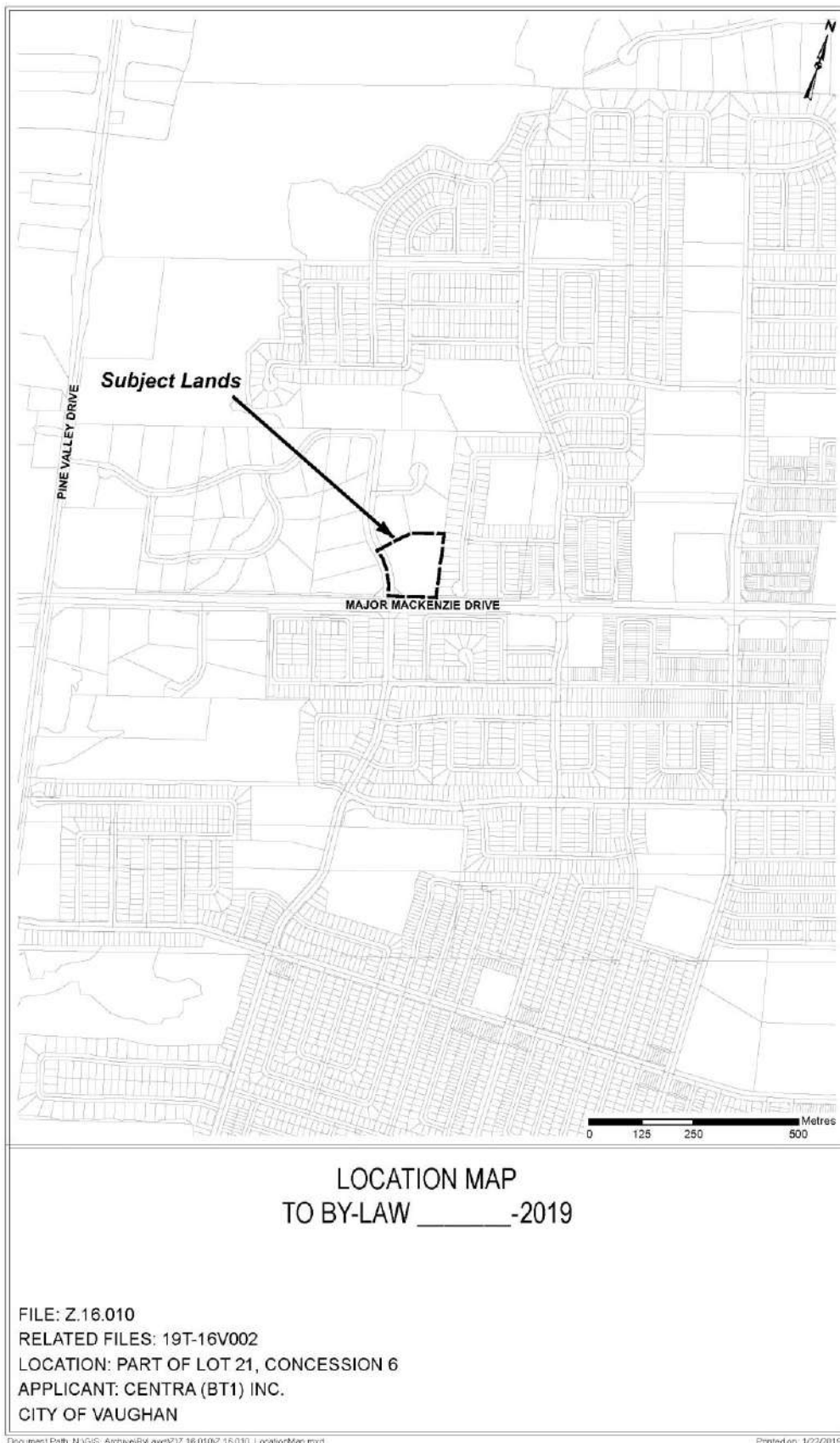




SUMMARY TO BY-LAW - 2020

The lands subject to this By-law are located on the north east corner of Major Mackenzie Drive and Millwood Parkway, and are municipally known as 17 Millwood Parkway, being in Part of Lot 21, Concession 6, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RR Rural Residential Zone, subject to site-specific Exception 9(62), to R1 Residential Zone and OS1 Open Space Conservation Zone, with site-specific zoning exceptions, to facilitate a residential subdivision for 9 detached dwellings on a new public road.



[illegible]

SCHEDULE C

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-16V002 ("THE PLAN")
CENTRA (BT1) INC. ("THE OWNER")
LOT 10, REGISTERED PLAN M-1540
PART OF LOT 21, CONCESSION 6, CITY OF VAUGHAN

CITY OF VAUGHAN

THE CONDITIONS OF THE CITY OF VAUGHAN ("THE CITY") THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-16V002, ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Schedule No. 1a).
2. The Conditions of Approval of York Region as set out in Schedule No. 1b) and dated February 25, 2016.
3. The Conditions of Approval of Canada Post as set out in Schedule No. 1c) and dated June 20, 2016.
4. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Schedule No. 1d) and dated May 19, 2016.
5. The Conditions of Approval of Alectra Utilities Corporation (formerly PowerStream Inc.) as set out in Schedule No. 1e) and dated May 20, 2016.

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, 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), and 1e), 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 in 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 in Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Canada Post shall advise that the Conditions in Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas Distribution Inc. shall advise that the Conditions in Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Alectra Utilities Corporation (formerly PowerStream Inc.) shall advise that the Conditions in Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHEMENT NO. 1a)**CONDITIONS OF APPROVAL****City of Vaughan Conditions**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Weston Consulting Group Inc., Project No. 6873, dated July 24, 2019.
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 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 charges, the provision of roads and municipal services, external storm sewers, sanitary sewers and watermain along Millwood Parkway and Major Mackenzie Drive, the restoration of Millwood Parkway, and landscaping and fencing. The said Subdivision Agreement shall be registered against the lands to which it applies.
4. The Owner shall pay any and all outstanding application fees to the Vaughan Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall pay to the City of 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 of Parkland 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the Cash-in-Lieu payment.
6. 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.
7. 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.
8. 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.
9. The Owner shall agree in the Subdivision Agreement to design and construct, or financially contribute to, the necessary downstream sanitary system improvements to service the Plan, to the satisfaction of the City.

10. 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 if applicable.
11. The Holding Symbol "(H)" will not be removed until such time that the City and York Region confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
12. The Owner shall agree in the Subdivision Agreement to restore and/or resurface all disturbed areas of Millwood Parkway in conjunction with the servicing of the proposed Lots in the Plan to the satisfaction of the City.
13. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
14. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the Lot and/or Block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
15. 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.
16. 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.
17. Should the construction of a residential dwelling on any of the Lots result in a side yard setback less than 1.2 m, or having roof encroachments, the Owner shall agree in the Subdivision Agreement to create easements for maintenance purposes prior to the transfer of the land.
18. The Owner shall convey the following lands to the City free of all charges and encumbrances:
 - a) Landscape Buffer Blocks 11 and 12
 - b) 0.3 m Reserve Blocks 13, 14 and 15
19. Prior to final approval of the Plan, the Owner shall complete and obtain from the Toronto and Region Conservation Authority ("TRCA") all necessary approvals relating to the Well Head Protection Areas Water Quality (WHPA-Q) designation on the Plan by the Source Protection Plan (SPP) under the Clean Water Act, 2006.
20. For open space block(s)/buffer blocks that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of the applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- a) Submit a Phase Two Environmental Site Assessment ("ESA") report in accordance with Ontario Regulation (O. Reg.) 153/04, as amended, assessing all open space/buffer Block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of open space/buffer block(s) shall be conducted only after the City has certified the rough grading of the park/open space/buffer block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should remediation of any portions of the park/open space/buffer block(s) within the Plan be required to meet applicable standards set out in the Ministry of the Environment, Conservation and Parks ("MOECP") document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", as amended, submit a Remedial Act Plan ("RAP") and a complete copy of the satisfactory registration of the Record of Site Condition ("RSC") filed on the Environmental Site Registry including the acknowledge letter from MOECP, covering the remediated park/open space/buffer block(s) within the Plan.
 - c) Submit a signed and stamped environmental certificate letter prepared by the Owner and/or Owner's Environmental Qualified Person/Professional ("QP") stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and York Region are suitable for the intended land use, meet the applicable standards set out in the MOECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", as amended, and they are not aware of any soil, ground water or sediment contamination on or within the conveyed lands or adjacent lands that could potentially migrate resulting in exceedances of the applicable MOECP standards.
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
21. 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.
 22. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the landscape buffer blocks.
 23. The Owner shall agree that all Lots or Blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing to the satisfaction of the City.

24. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment ("ESA") report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ("RAP"), Phase Three ESA Report in accordance with O. Reg. 153/04, as amended, for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should a change to a more sensitive land use as defined under O. Reg. 153/04, as amended, or remediation of any portions of lands within the Plan be required to meet the applicable standards set out in the Ministry of the Environment, Conservation and Parks ("MOECP") document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", as amended, submit a complete copy of the satisfactory registration of the Record(s) of Site Condition ("RSC") filed on the Environmental Site Registry including the acknowledgement letter from the MOECP, covering all lands within the Plan.
 - c) Submit a signed and stamped environmental certificate letter prepared by the Owner and/or Owner's Environmental Qualified Person/Professional ("QP") stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and York Region are suitable for the intended land use, meet the applicable standards set out in the MOECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", as amended, and they are not aware of any soil, ground water or sediment contamination on or within the conveyed lands or adjacent lands that could potentially migrate resulting in exceedances of the applicable MOECP standards.
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
25. Prior to final approval of the Plan and prior to the commencement of construction, 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.
26. The Owner shall agree in the Subdivision Agreement that demolition works shall include offsite removal of all materials, backfilling, compaction and certification of works by a soils consultant.
27. 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 the following:

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.

- 28. 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.
- 29. 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.
- 30. The Owner shall agree in the Subdivision Agreement to provide a minimum level of fire safety and protection to the environment and building construction stage which will support firefighting operations in accordance with Ontario Building Code ("OBC") Section 3.2.5, and includes but is not limited to, the following requirements:
 - a) that water supply for firefighting, including municipal or private hydrants, shall be identified on the appropriate plans in accordance with OBC requirements, and shall be installed and operational prior to the construction of any buildings;
 - b) that all hydrants be unobstructed and ready for use at all times;
 - c) that access roadways be maintained and suitable for large heavy vehicles;
 - d) that temporary municipal addresses be posted and visible for responding emergency vehicles to the satisfaction of the City;
 - e) that designated fire breaks must be identified on Building Permit drawings; and
 - f) that the Owner give consideration to the installation of sprinklers in the residential dwelling units.

31. The Owner shall agree in the Subdivision Agreement to remove all existing driveways, culverts and construct associated restoration works including reconstruction of any disturbed ditches, grading and drainage routes.
32. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
33. The road allowance within this Plan shall be named to the satisfaction of the City and York Region. The proposed street name shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
34. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 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.
35. 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 and/or Region of York without monetary consideration and free of all encumbrances, to be held by the City and/or Region of York until required for future road allowances or development of adjacent lands.
36. 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 or Region of York, free of all costs and encumbrances. This includes but is not limited to, the following:
 - a) at the south-west corner of Lot 1 where Millwood Parkway intersects with Street 'A' a 10 m curb radius is required in accordance with the City's standard drawing criteria.
37. The final approved Plan shall include:
 - a) Landscape Buffer Blocks for Blocks 11 and 12 that are contiguous with the north boundary of the Landscape Buffer Blocks in the abutting residential development to the east (being Block 76 on Plan 65M-4250, Cal-Wood Developments Inc.) for consistency along Major Mackenzie Drive.
38. Prior to final approval of the Plan, an environmental noise impact study shall be prepared at the expense of the Owner, and provided 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. 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.
39. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a L.E.D. 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.

40. The Owner shall agree in the Subdivision Agreement that for lots (Lots 8 and 9) with flankages on a primary road (Major Mackenzie Drive), as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the control architect prior to issuance of a building permit.
41. The Owner shall agree in the Subdivision Agreement that for Lots 1, 8 and 9 which have flankages and visibility on more than one public road (being Major Mackenzie Drive, and/or Millwood Parkway, and/or Street 'A'), that all flankages that face a public road will require upgraded elevations.
42. Prior to the landscape plan review by the Urban Design and Cultural Heritage Division, a fee shall be paid by the Owner to the Development Planning Department in accordance with the in-effect Council approved Tariff of Fees By-law for Vaughan Planning Applications - Landscape Plan Review.

This fee will include staff's review and approval of proposed streetscaping/landscaping within the Plan, including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, and natural feature edge restoration/management plans, and tree inventory/preservation/removal 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.
43. Prior to final approval of the Plan, the Owner shall prepare an Urban Design Brief, to the satisfaction of the City, which shall conform with the Council approved City-Wide Urban Design Guidelines. The Urban Design Brief will address, but not be limited to, the following matters:
 - a) A landscape master plan; which includes the coordination of the urban design/streetscape elements such as fencing treatments and street tree planting. In addition, the landscape master plan will address the community edge treatment along Major Mackenzie Drive, including the appropriate landscaping for Landscape Buffer Blocks 11 and 12 with low maintenance plant material;
 - b) Architectural control design guidelines; which includes appropriate flankage elevation treatments along Major Mackenzie Drive, Millwood Parkway and Street 'A'; and
 - c) Sustainable design practices and guidelines.
44. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots that abut the existing residential lands to the north and east, to the satisfaction of the City.
45. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential Lots that abut Landscape Buffer Blocks 11 and 12, to the satisfaction of the City.

46. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential Lots and Blocks; to be coordinated with the environmental noise report and architectural control design guidelines.

47. Prior to final approval of the Plan, the Owner shall provide a 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, proposed methods of tree preservation, and trees to be removed.

The study shall quantify the value of any tree replacements using the Urban Design and Cultural Heritage Division's Tree Protection Protocol. Prior to final approval of the Plan, the Owner will be required to enter into a Tree Protection Agreement with the City. The Owner shall not remove trees without written approval by the City.

48. Prior to final approval of the Plan, the Owner shall pay to the City a Woodlot Development Charge, at a rate of \$1,000.00 per residential dwelling unit, in accordance with the previous Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement.
49. The Owner acknowledges that the City of Vaughan has species at risk within its jurisdiction which are protected under the Endangered Species Act, 2007, S.O. 2007, c. 6., The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guides to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan or the Subdivision Agreement, the Owner must comply with the provisions of the Endangered Species Act.
50. The Owner shall agree in the Subdivision Agreement that should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department (Urban Design and Cultural Heritage Section) shall be notified immediately.
51. The Owner shall agree in the Subdivision Agreement that in the event human remains are encountered during construction activities, the Owner must immediately cease all construction activities and contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
52. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease for all Lots/Blocks within the entire Plan:

- a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. 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 for a 'Tree Fee', or any other fee, which may be charged as a condition of purchase for the planting of trees. Any Tree Fee' paid by

purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."

- b) "Purchasers and/or tenants are advised that proper grading of all Lots in conformity with the subdivision grading plans is a requirement of this Subdivision Agreement.

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

- c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
- d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

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

Lot Frontage (metres)	Maximum Width of Driveway (metres)
6-6.99 ¹	3.5
7-8.99 ¹	3.75
9-11.99 ¹	6
12 and greater ²	9

¹ 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.

² The Lot Frontages for Lots 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2."

- e) "Purchasers and/tenants are advised that mail delivery will be from a designated community mailbox as required by Canada Post. The location of the mailbox shall be shown on the community information plan provided by the Owner in its sales office."
- f) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including those from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
- g) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highways, laneways, walkways or other similar public spaces, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings."
- h) "Purchasers and/or tenants are advised that the City has taken a Letter of Credit from the Owner as a 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 deposits from the purchaser and/ or tenant to the City and/or Owner, for fencing, is NOT a requirement of this Subdivision Agreement."
- i) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings."

The City has taken a Letter of Credit from the Owner as a 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 deposits 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 features or fencing shall not be the responsibility of the City or York Region, and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features or fencing shall be the sole responsibility of the lot owner. Landscaping provided on York Region's right-of-way by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of usual grass maintenance."

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

- k) "Purchasers and/or tenants are advised that the Owner 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 recycling containers, therefore, direct cash deposits from the purchasers and/or tenants to the Owner for recycling container purposes is NOT a requirement of the City. The intent of this initiative is to encourage the purchasers and/or tenants to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operations 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.

53. The Owner shall include the following warning clause as a schedule in all Offers of Purchase and Sale, or Lease for Lots 8 and 9:
- a) "Purchasers and/or tenants are advised that the installation of any gate of access point from the Lot to the Landscape Buffer Block is prohibited."
54. Prior to the transfer of any Lot or Block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such Lot or Block.
55. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. 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 (phone number) ".

"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.]

56. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.
 57. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
 58. 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.
 59. 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.
60. 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 of Subdivision 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.

ATTACHEMENT NO. 1b)
CONDITIONS OF APPROVAL

Schedule or Conditions 19T-16V02
 17 Millwood Parkway
 Part of Lot 10, Registered Plan No. M-1540 (Centra (BT1) Inc.)
 City of Vaughan

YORK REGION

RE: Revised Condition for Draft Plan of Subdivision 19T-16V02 (SUBP.16.V.0040)
17 Millwood Parkway
Part of Lot 10, Registered Plan No. M-1540
(Centra (BT1) Inc.)
City of Vaughan

York Region staff has now completed our review of the above noted revised plan of subdivision prepared by Weston Consulting, File No. 6873, dated July 24, 2019. The subject site is located at 17 Millwood Parkway, on the northeast corner of Major Mackenzie Drive and Millwood Parkway, in the City of Vaughan. The proposed development consists of 9 single detached units and blocks for road widening, landscape buffers, and 0.3m reserves, within a 1.7 ha site.

York Region has no objection to draft plan approval of the revised plan of subdivision subject to the Region's conditions of draft approval dated August 17, 2016 and the revised wording for Condition 20(c) below:

2. c) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of ~~Street "A"~~ Millwood Parkway and Major Mackenzie.

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

Re: Weston Consulting Group Inc., File No. 6873, Dated February 25, 2016

1. Prior to or concurrent with draft plan approval for any residential units, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
 - A. Not enter into any agreements of purchase and sale with end users¹ for the subject lands until such time as:

- a. The City approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;
- or
- b.
 - i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
 - ii. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 12 months) to permit presales;
- or
- c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City allocates the capacity to this development.

AND

- B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.
2. Prior to draft plan approval, the Owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre- conditions of draft approval as part of the draft approval of plan of subdivision 19T-16V02 or any phase thereof by the City of Vaughan, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

¹ The term 'end users' for the purpose of the above-noted pre-conditions is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

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, the engineering drawing showing the layout of the watermain and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. The Owner shall agree in the Subdivision Agreement that any direct connection(s) to and/or the crossing(s) of a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to the Infrastructure Asset Management Branch for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the Ontario Planning Act shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the Ontario Planning Act, The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
 - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
 - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
7. Prior to final approval, the Owner shall provide a direct pedestrian and cycling connection to the Major Mackenzie Drive from Street "A". The Owner shall submit drawings showing the pedestrian and cycling connections and facilities to the boundary roadways and adjacent developments to promote the usage of non-auto travel modes to the satisfaction of York Region and the City of Vaughan.
8. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any

works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:

- a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Construction Access Design;
 - d) Utility and underground services Location Plans;
 - e) Erosion and Siltation Control Plans;
 - f) Landscaping Plans, including tree preservation, relocation and removals;
 - g) Requirements of York Region Transit/Viva
9. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
 10. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
 11. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
 12. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall match into the Region's Capital Delivery project schedule for construction in 2016.
 13. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening between Street "A" and Major Mackenzie Drive, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street "A". The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
 14. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) All existing woody vegetation within the York Region road right-of-way,

- b) Tree protection measures to be implemented on and off the York Region road right-of-way to protect right-of-way vegetation to be preserved,
 - c) Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
 - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:
 - e) Tree planting shall be undertaken in accordance with York Region standards as
 - a) articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes they must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance,
 - f) For landscape features not maintained to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.
15. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
16. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
17. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
18. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
19. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Development Engineering, as follows:

- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) That maintenance of the noise barriers and fences bordering on York Region right-of- ways shall not be the responsibility of York Region
20. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Major Mackenzie Drive of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Major Mackenzie Drive, and
 - b) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Major Mackenzie Drive and adjacent to the above noted widening(s), and
 - c) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Millwood Parkway and Major Mackenzie.
21. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
22. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section.

The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

23. The Owner shall also provide the Region's Development Engineering with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region,

24. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
25. The Owner shall agree in the Subdivision Agreement in wording satisfactory to Development Engineering, prior to the development approval of Lots 8 & 9, that access to Lots 8 & 9 shall be via Street "A" (the internal road network) exclusively and that direct access to Major Mackenzie Drive will not be permitted.
26. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

27. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
28. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing area/shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the Subdivision Agreement.

Subject to approval by YRT/Viva, passenger standing area and shelter pad shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Major Mackenzie Drive	Millwood Parkway	NE Corner	YRT-1.02 or YRT-1.03	

The passenger standing area/shelter pad shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop, passenger standing area, shelter or corner sightlines.

The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pad, the Owner/consultant shall confirm with YRT/Viva the final bus stop location/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

29. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing transit services in the vicinity of this development. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.

30. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have transit services, sidewalks, pedestrian access and bus stop location.
31. 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.
32. 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 prior to final approval in accordance with By-law # 2012-36.
33. The Regional Corporate Services Department shall advise that Conditions 1 to 32 inclusive, have been satisfied.

ATTACHEMENT NO. 1c)CONDITIONS OF APPROVALCANADA POST

Re: 19T-16V002 & Z.16.010

RELATED FILES:

CENTRA (BT1) INC.

17 MILLWOOD PARKWAY

(PART OF LOT 10, REGISTERED PLAN NO.: M-1540

THE CITY OF VAUGHAN WARD 3 POSTAL DELIVERY AREA: WOODBRIDGE.

Dear Sir/Madam:

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

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

ATTACHEMENT NO. 1d)
CONDITIONS OF APPROVAL

ENBRIDGE GAS DISTRIBUTION

Re: Draft Plan of Subdivision & Zoning By-law Amendment Centra (BT1) Inc.
17 Millwood Parkway
Part of Lot 10, Registered Plan No. M-1540 City of Vaughan
File No.: 19T-16V002 & Z-16-010

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 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 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.

ATTACHEMENT NO. 1e)**CONDITIONS OF APPROVAL****POWERSTREAM / ALECTRA UTILITIES CORPORATION**

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

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

The owner, or the agent, for this plan is required to contact PowerStream to discuss all aspects of the above project. PowerStream will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Service Application Information Form (SAIF). PowerStream will then use this information to determine the type of available service in the area to supply this project and determine the charges for the subdivision or development.

Once PowerStream has received all proposed details and are satisfied with the design, PowerStream will provide the customer with an Offer to Connect which will specify all the details and the responsibilities of each party. Once the Offer to Connect is signed and full payment is received by PowerStream, PowerStream will start the final design and state and/or obtain the required approvals from the local municipality.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

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.

If there are any existing components of PowerStream's electrical distribution system on the proposed project site, they will have to be relocated by PowerStream at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by PowerStream at the Developer's cost.

We trust this information is adequate for your files.