

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 22, 2021**

Item 4, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 22, 2021.

**4. G. FARRUGGIO ET AL. ZONING BY-LAW AMENDMENT FILE Z.17.007  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V002 5315 KIRBY ROAD  
VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 1, 2021:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.17.007 (G. Farruggio et. al.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2, from “A Agricultural Zone” subject to site-specific Exception 9(702) to “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;
2. THAT Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate a residential plan of subdivision, as shown on Attachment 3;
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 22 detached dwellings (79 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law; and
5. THAT the updated Block 55 Plan be approved as shown on Attachment 5.

## Committee of the Whole (1) Report

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**DATE:** Tuesday, June 1, 2021

**WARD:** 1

**TITLE:** G. FARRUGGIO ET AL.

**ZONING BY-LAW AMENDMENT FILE Z.17.007**

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V002**

**5315 KIRBY ROAD**

**VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

**FROM:**

Haiqing Xu, 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.17.007 and 19T-17V002 (G. Farruggio et al.) for the subject lands shown on Attachment 2, to permit the development of a residential plan of subdivision consisting of 21 residential lots, as shown on Attachment 3.

### **Report Highlights**

- The Owner proposes to develop the subject lands with a plan of subdivision consisting of 21 residential lots as shown on Attachment 3
- One additional lot will be created in the future when a portion of the lands identified as “Other Lands Owned by the Applicant” is conveyed into public ownership
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- The Development Planning Department supports the approval of the proposed Development as it conforms to the Provincial Policy Statement 2020, A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended, York Region Official Plan, Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.17.007 (G. Farruggio et. al.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2, from “A Agricultural Zone” subject to site-specific Exception 9(702) to “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate a residential plan of subdivision, as shown on Attachment 3.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 22 detached dwellings (79 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”.

4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.
5. THAT the updated Block 55 Plan be approved as shown on Attachment 5.

## **Background**

### **Location**

The subject lands (the ‘Subject Lands’) shown on Attachment 2 are located south of Kirby Road and west of Kipling Avenue, being the south portion of the property known municipally as 5315 Kirby Road. The Subject Lands and surrounding land uses are shown on Attachment 2.

The Subject Lands do not include the 1.7 ha of land located in the north half of 5315 Kirby Road, identified as “Other Lands Owned by Applicant” on Attachments 2 and 3, which is located entirely within the Greenbelt. Therefore, they are not part of the Zoning By-law Amendment and Draft Plan of Subdivision applications for the Subject Lands.

The proposed Draft Plan of Subdivision for the Subject Lands will also be used to facilitate the severance of the south parcel from the north parcel where 1.53 ha will be conveyed into public ownership and 0.17 ha will be retained in private ownership as shown in Attachment 3.

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

The City on August 25, 2017 mailed a Notice of Public Hearing to all property owners within an expanded notification area beyond 150 m of the Subject Lands, as shown on Attachment 2, and to the Kleinburg and Area Ratepayers’ Association. A copy of the Notice of Public Hearing was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the Kirby Road street frontage, in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on September 19, 2017, to receive comments from the public and Committee of the Whole.

At the Public Meeting deputations and written submissions were received from the following individuals regarding the applications:

- A Deputation was made by Mr. Claudio Brutto from Brutto Consulting Limited on behalf of the Owner, in support of the applications
- An anonymous written submission was received by the Development Planning Department with respect to the applications

Vaughan Council on September 26, 2017 received the Public Meeting report of September 19, 2017 and ratified the recommendation to forward a comprehensive report to a future Committee of the Whole meeting.

***A Second Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol for the applications***

In accordance with Policy 10.1.4.1 of Vaughan Official Plan 2010 (‘VOP 2010’), a second public meeting is required as the applications were not considered by Council within two years after the date it was considered at a previous statutory public meeting.

On November 6, 2020, the City circulated a second Notice of Public Meeting to an expanded notification area, all property owners within 150 m of the Subject Lands, and



to the Kleinburg and Area Ratepayers' Association. A copy of the second Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and an updated Notice Sign was installed on the Kirby Road street frontage.

At the second Public Meeting, deputations and written submissions were received from the following individuals regarding the applications:

- A Deputation was made by Mr. Claudio Brutto from Brutto Consulting Limited on behalf of the Owner, in support of the applications
- A Deputation was made by Mr. Sridhar Nimmagadda, First Nations Trail resident

Vaughan Council on December 15, 2020 received the Public Meeting report of December 1, 2020 and ratified the recommendation to forward a comprehensive report to a future Committee of the Whole meeting.

### ***Summary of comments received regarding the Development***

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of September 19, 2017 and December 1, 2020:

#### Environmental

The proposed development will result in the removal of trees and wildlife habitat

#### Response

The portion of the Subject Lands located within the Greenbelt will be conveyed to the Toronto and Region Conservation Authority ('TRCA'), with the exception of a 0.17 ha parcel of land to be retained by the Owner for the development of one detached dwelling, which is permitted on a lot of record by the *Greenbelt Plan*. An Environmental Impact Assessment ('EIA') prepared by Beacon Environmental dated July 29, 2020 was submitted for review. Both the TRCA and Policy Planning and Environment Sustainability staff have no further concerns with the proposed development, subject to conditions identified in the report.

#### Traffic on Kleinburg Summit Way

Comments were made regarding the lack of stop signs on Kleinburg Summit Way as this road is being used as a by-pass for Kipling Avenue.

#### Response

On February 17, 2021 Council reached a resolution to install two (2) all-way stop signs at the intersections of Kleinburg Summit Way and Pierre Berton Boulevard and at Kleinburg Summit Way and McMichael Avenue. Understanding the concerns of

residents with respect to safety and traffic speeds, City Council has approved the installation of the stop-signs which have been implemented at this point. The City expects to further monitor traffic operations and speeds along Kleinburg Summit Way following the installation.

#### Infrastructure Improvements are needed on Teston Road

Improvements to Teston Road are required to support the increase in traffic, specifically between Kipling Avenue and Pine Valley Drive to increase it to at least 4 lanes.

#### Response

The North Vaughan New Communities Transportation Master Plan was recently completed and did not recommend widening the roadway at this time. The proposed development conforms to the approved Block 55 Plan and the infrastructure required to support the plan and residential dwellings, were reviewed for the Block Plan approval. There is a functional EA for this section of Teston Road, not for the purposes of vehicular capacity improvement, but for the separated cycling facilities and to address safety and operational improvements for all transportation users.

The Vaughan Development Planning Department on May 7, 2021, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals who made a deputation before Council or submitted written correspondence (and provided a return address) to the City regarding the applications.

#### Previous Reports/Authority

The following are links to previous Public Meeting reports regarding the Subject Lands:

[December 1, 2020, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 58, Recommendation 1\)](#)

[Sept. 19, 2017, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 32, Recommendation 1\)](#)

#### Analysis and Options

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

G. Farruggio et al (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of 21 residential lots, open space, landscape and a stormwater management pond blocks, and two public local roads (the 'Development'), as shown on Attachment 3:

1. Zoning By-Law Amendment File Z.17.007 to amend Zoning By-law 1-88 to rezone the portion of the Subject Lands zoned “A Agricultural Zone” subject to site-specific Exception 9(702) to “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report
2. Draft Plan of Subdivision File 19T-17V001 (the ‘Draft Plan’), to facilitate the proposed residential plan of subdivision, as shown on Attachment 3, consisting of the following:

<u>Blocks/Roads</u>	<u>Land Use</u>	<u>Area (ha)</u>	<u>Number of Units</u>
1-21	Detached Dwelling Units	1.126	21
22	Landscaped Area	0.051	N/A
23	Stormwater Management	0.571	N/A
24	Open Space Buffer	0.289	N/A
25	Open Space	0.023	N/A
26-29	0.30m Reserves	0.001	N/A
<u>Roads</u>	<u>18.5m ROWs</u>	<u>0.442</u>	<u>N/A</u>
Total		2.503	21

***The Development is consistent with the Provincial Policy Statement (PPS), 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with 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 PPS recognizes that local context and character is important. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development is consistent with provincial policies, 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 linkages

The Draft Plan shown on Attachment 3, comprised of 21 lots for detached residential dwellings is within a settlement area, efficiently utilizes existing and planned infrastructure (i.e. roads, water and sewage), can be accommodated based on the existing and planned public service facilities available in the area (i.e. education, recreation, police and fire). In addition, the Development protects the Greenbelt Plan area located north of the Subject Lands, which will be conveyed into public ownership. The proposed residential use is permitted and conforms to the land use designations and policies of VOP 2010. On this basis, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the ‘Growth Plan’)***

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 proposed Draft Plan conforms with 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 housing at a density 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 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 feature 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 Plan area located north of the Subject Lands and associated natural core features, in accordance with the policies of VOP 2010. Accordingly, the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan, 2010 (‘YROP’)***

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 bylaws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with landscaping and public streetscapes.

The Draft Plan is comprised of 21 lots for future detached dwellings that are compatible with and contribute to the range of lot and unit sizes in the community. The Draft Plan will also facilitate the creation of public amenity through the open space, landscaped areas, and a multi-use community trail. The Draft Plan and future Development conforms to the YROP.

***The Development conforms to Vaughan Official Plan (VOP) 2010***

The Subject Lands are identified as “Community Areas” by Schedule 1 – Urban Structure of VOP 2010 and are designated “KM Low-Rise Residential 1”, “Natural Areas” and “Special Study Area” in VOP 2010, Volume 2, Section 11.8 North Kleinburg-Nashville Secondary Plan (‘NKNSP’).

The NKNSP establishes 3 new neighbourhoods (Village of Nashville, Huntington Road Community, and Kipling Avenue Community) within the Secondary Plan area. The Subject Lands are located in the Kipling Avenue Community Neighbourhood (Focus Areas 5 & 6). The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional, and attractive residential/mixed-use neighbourhoods, while accommodating a projected development potential of approximately 1,650 new dwelling units through the entire developable land area of the NKNSP.

The NKNSP projects a density target of 30 residents/jobs per hectare for the Kipling Avenue Community Neighbourhood. The proposed Draft Plan achieves a density of 30.16 persons/jobs per hectare.

A Minor Collector Road is identified along the eastern boundary of the Subject Lands, abutting the hydro corridor, as shown on Schedule B3 of the NKNSP. The Draft Plan does not include the Minor Collector Road identified on Schedule B3 of the NKNSP because the road has been relocated to the east side of the hydro corridor in accordance with the approved Block 55 Plan, as shown on Attachment 4.

Schedule B3 of the NKNSP identifies a Special Study Area (SSA) on the Subject Lands shown in Attachment 2. Section 4.8 c) of the NKNSP recognizes that lands within the

SSA may have development potential, subject to a detailed Environmental Impact Study (EIS) prepared to the satisfaction of the City in consultation with the TRCA and any other agency having jurisdiction. The lands located within the SSA were found to have development potential and have been considered for development under the policies of the "KN Low-Rise Residential 1" designation, without requiring further amendment to VOP 2010. The review of the environmental reports was undertaken through the Block Plan process, discussed below. As such, the Development conforms to the Official Plan.

***An updated Block 55 Plan has been submitted to correspond with the proposed Draft Plan of Subdivision***

The Draft Plan forms part of the Block 55 Plan which coincides with the Kipling Avenue Community of the NKNSP, as shown on Attachment 4 (File BL.55.2013). Vaughan Council, on May 27, 2014, approved the Block 55 Plan. The proposed Draft Plan provides for the development of a cohesive and complete community, housing types and activities. The lotting pattern and length of the cul-de-sac shown as October Gold Court on Attachment 2 differs slightly from the approved Block 55 Plan (Attachment 4). The Block 55 Plan has been revised to reflect the proposed Draft Plan as shown on Attachment 5.

Through the Block 55 Plan approval process, the TRCA and the City reviewed and approved environmental reports that were submitted, including an EIS, and concluded the most appropriate use for the developable area of the Special Study Areas is residential, particularly larger lot. The City of Vaughan and TRCA have confirmed through their respective reviews of the Applications that the proposed Draft Plan of Subdivision is consistent with the findings of the EIS and the addendum letter to the EIS.

The proposed Draft Plan and update to the approved Block 55 Plan will facilitate the development of a cohesive and complete community with a mix of land uses, housing types and activities. The Policy Planning and Environmental Sustainability Department has no objection to the approval of the updated Block 55 Plan.

***Amendments to Zoning By-law 1-88 are required to permit the proposed Development***

The Subject Lands are zoned "A Agricultural Zone", subject to site-specific Exception 9(702), by Zoning By-law 1-88, as shown on Attachment 2, which does not permit the proposed Development. In order to implement the proposed Draft Plan, a Zoning By-law Amendment is required to rezone the Subject Lands to "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "RD4 Residential Detached Zone Four" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 3, and to permit the following site-specific zoning exceptions to these zones:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>“RD2 Residential Detached Zone Two” and “RD4 Residential Detached Zone Four” Requirement</b>	<b>Proposed Exception to the “RD2 Residential Detached Zone Two” and “RD4 Residential Detached Zone Four” Requirements</b>
a.	Minimum Interior Side Yard (Abutting a Non- Residential Use)	3.5 m	1.2 m (for Lots 9, 10, and 12 only)
	<b>Zoning By-law 1-88 Standard</b>	<b>“RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirement</b>	<b>Proposed Exception to the “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirements</b>
b.	Minimum Interior Side Yard	1.2 m	1.2 m which may be reduced to 0.6 m on one side where it abuts an interior side yard of 1.2 m or 0.6 m
	<b>Zoning By-law 1-88 Standard</b>	<b>“RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirements</b>	<b>Proposed Exceptions to the “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirements</b>
c.	Permitted Yard Encroachments	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle.	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and a 0.6 m no encroachment zone shall be maintained inside the property line within an interior side yard abutting a greenway, walkway, buffer block or stormwater management pond (for Lot 9) or at a site triangle (for Lot 17)

***The proposed site-specific zoning exceptions would permit a Development that is compatible with the existing and planned built form in the area***

The Development Planning Department supports the proposed rezoning of the Subject Lands to the “RD2”, “RD3”, “RD4” and “OS1” Zones and the site-specific zoning exceptions identified in Table 1. The requested exceptions to the minimum interior side yard are minor and generally pertain to lots abutting open space blocks. The exception does not create a negative impact to the surrounding area and maintains the intent of the low-rise residential designation.

The boundary of the existing site-specific Exception 9(702) includes the Subject Lands and “Other Lands Owned by the Applicant”. Should the Applications be approved, the implementing Zoning By-law must amend Schedule E-781 to the existing site-specific Exception 9(702) to remove the Subject Lands from the Exception and implement the approved Zoning on the Subject Lands.

***The Owner is required to convey a portion of the ‘Other Lands Owned by Applicant’ north of the Subject Lands into public ownership***

The Subject Lands together with the lands identified as “Other Lands Owned by Applicant” as shown on Attachment 3, comprise a parcel of land municipally known as 5315 Kirby Road.

The ‘Other Lands Owned by Applicant’ as shown on Attachment 3 are located within the Protected Countryside and Natural Heritage System of the Greenbelt Plan, 2017 (the ‘Greenbelt Plan’) and zoned “A Agricultural”, subject to site-specific Exception 9(702), by Zoning By-law 1-88.

The Environmental Protection policies contained in Section 1.2.2.2 of the Greenbelt Plan, promote the protection, maintenance and enhancement of natural heritage features, habitat for flora and fauna, the hydrological integrity of watersheds, and provisions of long term guidance for the management of natural heritage and water resources.

These lands are designated “Natural Areas” and identified as a Core Feature by VOP 2010, and designated “Natural Areas” and “Agricultural” by the North Kleinburg-Nashville Secondary Plan. These lands contain a Provincially Significant Wetland (PSW 59), which are identified to support significant fauna, and to function as a breeding area for amphibians and as habitat for birds.

Policy 3.2.3.10 of VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or TRCA as a condition of development approval. To enable comprehensive management, such features shall not



be fragmented but shall be brought into public ownership to ensure their continued protection and management.

The northern 1.7 ha portion of 5315 Kirby Road is not subject to the current Zoning By-law Amendment and Draft Plan of Subdivision Applications. The Owner has agreed to dedicate 1.53 ha of these lands into public ownership, while the 0.17 ha remaining, as shown on Attachment 3, will be retained under private ownership with access from October Gold Court. Through this process of conveyance into public ownership, one additional residential lot, not part of this Draft Plan of Subdivision Application File 19T-17V002, will be created.

Conditions to dedicate these lands into public ownership are included in the Conditions of Approval in Attachment 1.

***The Development Planning Department has no objection to the proposed rezoning of the Subject Lands and the Draft Plan, subject to the Conditions of Approval***

**Subdivision Design**

The Draft Plan shown on Attachment 3 includes a residential plan of subdivision of 21 lots to be developed with detached dwellings, open space, a storm water management pond, and public roads. Potential compensation areas have also been identified in Attachment 2 for the reduced wetland buffer to allow the connection of Silver Morning Court to the adjacent developments.

**Urban Design**

The proposed Draft Plan of Subdivision is required to be consistent with the Vaughan Council approved Block 55 East Kleinburg Architectural Design Guidelines, prepared by John G. Williams Ltd., Architect and the approved Block 55 East Kleinburg Summit Landscape Master Plan prepared by Cosburn Nauboris Ltd. Landscape Architects. Prior to final approval, the Owner shall agree that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. Conditions to this effect are included in Attachment 1a).

**Cultural Heritage**

The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Draft Plan and have advised there are no cultural heritage concerns regarding the Subject Lands.

The Subject Lands have undergone Stage 1, 2, 3 and 4 Assessments for archaeological concerns and the reports have been entered into the Ontario Public Register of Archaeological Reports. The reports submitted conclude that there are no further concerns as it relates to impacts to archaeological resources. As such, the Urban

Design and Cultural Heritage Division does not have any further comments and have requested that the standard archaeological clauses apply.

The Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1a).

***The Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the proposed rezoning of the Subject Lands and the Draft Plan, subject to the Conditions of Approval***

PPES has reviewed the "Second Addendum to Kleinburg Summit (Block 55 East), City of Vaughan, Revised Environmental Impact Study ('EIS')" prepared by Beacon Environmental, dated July 29, 2019. Environmental Planning staff acknowledge Beacon's findings and recommendations and have no objections to the approval of the Development subject to conditions included in Attachment 1a). PPES has also requested that conditions regarding endangered species and migratory birds be included in the Subdivision Agreement. These conditions are included in Attachment 1a).

***The Development Engineering Department has no objection to the proposed rezoning of the Subject Lands and the Draft Plan, subject to the comments in this report and Conditions of Approval included in Attachment 1a)***

The Development Engineering ('DE') Department has provided the following comments regarding the Development:

Road Network

The proposed roads on the Subject Lands have been provided in accordance with the approved Block Plan, the recommendations of the Block Traffic Studies and City Standards. The road networks in the Draft Plan shall be constructed with an 18.5 m right-of-way.

Sidewalk Plan

Silver Morning Court is designed to be consistent with the revised Block Plan. The proposed pedestrian network will consist of an on and off-road trail system that links with the proposed road network and connects the residential community internally to community facilities. The sidewalk plan on the south side of Silver Morning Court is consistent with the approved Transportation Management and Sidewalk Master Plan.

Municipal Servicing

a) Water Servicing

The existing watermain on Silver Morning Court shall be extended to service the Development in accordance with the Master Environmental and Servicing (MESP) Plan and Water Distribution System Analysis for the Block 55 Plan.

b) Sanitary Servicing

The proposed sanitary sewer will be connected to the existing sanitary sewer on Silver Morning Court in accordance with the MESP and Block 55 Plan.

c) Storm Drainage

The Development is proposed to drain to a storm water management pond on Block 23, as shown on Attachment 3, located west of the Hydro Corridor and south of Silver Morning Court. The storm water management pond should be constructed to accommodate the flow from three subdivisions (Files 19T-14V011 Gold Park Subdivision, 19T-16V007 Kirby Developments Subdivision and the 19T-17V002 G. Farruggio et al Subdivision (Application)) along Silver Morning Court.

Sewage and Water Allocation

On December 13, 2016, the City's latest servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. A resolution to allocate capacity to the Development is included in the Recommendation of this report.

The allocation for 22 detached dwellings include the 21 residential dwellings as part of the Draft Plan of Subdivision File 19T-17V002 and the residential lot to be retained in private ownership within the "Other Lands Owned by the Applicant" as identified on Attachments 2 and 3.

Geotechnical Report

The Owner is required to submit a geotechnical investigation report and/or slope stability report for review and approval by the City as part of the detailed engineering submission. The reports shall provide information about subsoil and groundwater condition and shall provide recommendations for the construction of municipal services, pavement, earth berm/safety-berm and methods for any required slope stabilization.

Environmental Site Assessment

The Owner submitted Phase One and Phase Two Environmental Site Assessment ('ESA') reports. The ESA reports identified potential environmental concerns with former gasoline storage tanks. The results of the Phase Two ESA report indicated soil and groundwater samples met the applicable Ministry of the Environment, Conservation, and Parks ('MECP') standards and that the Subject Lands are suitable for the proposed

Development. The Owner also submitted a copy of a MECP Record of Site Condition ('RSC') # 225407 for the Subject Lands, acknowledged and filed on the Environmental Site Registry on February 21, 2019 as a result of the proposed change to a more sensitive land use (i.e., commercial landscaping business to residential use). The City is satisfied with the submitted ESA documentation.

#### Environmental Noise Impact

The Owner has provided a preliminary Noise Brief dated August 22, 2014 prepared by Aerocoustic Engineering Ltd. The Owner is required to submit a final noise report for review and approval by the City as part of the detailed engineering submission when grading design is typically established.

#### Street-lighting

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

#### Block 55 East Developers' Group Agreement and Cost Sharing

The Subject Lands are located within the approved Block 55 Plan and is subject to a Developers' Group Cost Sharing 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 and shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands. Prior to final approval of the Plan, the Trustee for the 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. A Condition to this effect is included in Attachment 1a).

#### ***The Financial Planning and Development Finance Department has no objection to the Applications***

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1a).

#### ***The Parks Infrastructure Planning and Development Department has no objection to the Applications, subject to the Conditions of Approval***

The Parks Infrastructure Planning and Development (PPID) Department has no objections to the Applications subject to the submission of a parkland dedication chart and confirmation that the Owner of the Subject Lands is in good standing by the Block

55 Landowners Group Trustee. The PPID Department is satisfied with the proposed 1.5m wide sidewalk along the south side of Silver Morning Court. The Owner shall design and agree to construct a multi-use community recreational trail in accordance with the approved Landscape Master Plan. Conditions to this effect are included in Attachment 1a).

***Cash-in-Lieu of the dedication of parkland is required***

The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% 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 Real Estate Services, and the approved appraisal shall form the basis of the cash-in-lieu payment. Standard conditions to this effect are included in Attachment 1a).

***The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Applications, subject to the Conditions of Approval***

The Owner shall enter into a Tree Protection Agreement with the City prior to registering the Draft Plan in accordance with the Vaughan Council enacted Tree By-law 052-2018 and the City's Tree Protection Protocol. The Owner shall inform the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications. Conditions to this effect are included in Attachment 1a).

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the proposed rezoning of the Subject Lands and the Draft Plan, subject to the Conditions of Approval***

The Subject Lands are partially located within the TRCA Regulated Area. The TRCA request the implementing zoning by-law zone the Stormwater Management Block (Block 23) and the Open Space and Buffers (Blocks 24-25) in order to prohibit any development, to the satisfaction of TRCA.

The northern 1.7 ha portion of the Subject Lands contain Core Features within the Greenbelt Plan Area not subject to the Applications. The Owner has agreed to dedicate 1.53 ha of these lands into public ownership. The remaining 0.17 ha, as shown on Attachment 3, will be retained under private ownership as part of the conveyance into public ownership. The remaining lands that comprise 0.17 ha do not contain Core Features. The Open Space and Buffer (Blocks 24 – 25) and "Other Lands Owned by the Applicant" shall be dedicated to public ownership to the satisfaction of TRCA. TRCA has

no objection to the Development subject to the conditions of Approval included in Attachment 1c).

***Hydro One Networks Inc. ('HONI') has no objection to the Applications, subject to Conditions of Approval***

The Subject Lands abut a HONI high voltage transmission corridor ('transmission corridor') to the east. HONI has provided Conditions of Approval contained in Attachment 1d).

***Bell Canada has no objection to the Applications, subject to Conditions of Approval***

Bell Canada has no objection to the Applications subject to the Owner conveying any easements deemed necessary by Bell Canada to service this new Development and is advised to contact Bell Canada at the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed. This requirement is included in the Conditions of Approval in Attachment 1e).

***Canada Post has no objection to the Applications, subject to Conditions***

Canada Post has advised the Development will be serviced by centralized mail delivery provided through Canada Post community mailboxes and has no objection to the Development subject to their Conditions of Approval contained in Attachment 1f).

***The various utility companies have no objection to the Applications, subject to the Conditions of Approval***

Enbridge Gas and Alectra Utilities have advised that they have no objections to the Applications, subject to their Conditions of Approval contained in Attachment 1g) and 1h) respectively. Rogers Communications have no objection to the Applications.

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

The York Region District School Board and the York Catholic District School Board have advised they have no comments or objections to the Applications and have no conditions for the Draft Plan.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

***York Region Community Planning and Development Services has no objection to the Applications, subject to Conditions of Approval***

York Region has advised that they have no concerns with the Zoning By-law amendment and no objection to the approval of the Draft Plan subject to their comments

and Conditions of Approval in the letter dated August 21, 2017 included in Attachment 1b).

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.007 and 19T-17V002, in consideration of the Provincial Policy Statement, the Growth Plan, Greenbelt Plan, policies of the York Region Official Plan and Vaughan Official Plan 2010, the requirements of Zoning By-law 1-88, comments from area residents, City Departments and external public agencies, and the area context.

If approved, the Applications would facilitate the development of the Subject Lands with 21 lots for detached dwellings, open space, a stormwater management pond, and public roads. The Development Planning Department is satisfied that the proposed rezoning of the Subject Lands and the Draft Plan are consistent with and conform to the Provincial Policies, the York Region Official Plan and the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area and represents good planning. On this basis, the Development Planning Department recommends that the Applications be approved, subject to the Recommendations of this report.

**For more information**, please contact: Jennifer Kim, Planner, Development Planning Department ext. 8592.

## **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-17V002
4. Approved Block 55 Plan (File BL.55.2013) May 27, 2014
5. Updated Block 55 Plan March 31, 2021

## **Prepared by**

Jennifer Kim, Planner, ext. 8592

Clement Messere, Senior Planner, ext. 8409

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 863

**Approved by**

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**

A handwritten signature in cursive script, appearing to read 'Jim Harnum'.

Jim Harnum, City Manager



## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL DRAFT PLAN OF SUBDIVISION FILE 19T-17V002 (THE 'PLAN') G. FARRUGGIO ET AL. ('THE OWNER') PART LOT 30, CONCESSION 8, CITY OF VAUGHAN**

#### **THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF 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 in Attachment No. 1a).
2. The Conditions of Approval of York Region set out in Attachment No. 1b) and dated August 21, 2017.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 1c) and dated October 22, 2020.
4. The Conditions of Approval from Hydro One Networks Inc. as set out in Attachment No. 1d) and dated April 6, 2017.
5. The Conditions of Approval from Bell Canada as set out in Attachment No. 1e) and dated September 24, 2020.
6. The Conditions of Approval from Canada Post as set out in Attachment No. 1f) and dated September 28, 2020.
7. The Conditions of Approval from Enbridge Gas Inc. as set out in Attachment No. 1g) and dated April 10, 2017.
8. The Conditions of Approval from Alectra Utilities as set out in Attachment 1h) and dated April 4, 2017.

#### **Clearances**

1. 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.

2. 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.
3. Toronto and Region Conservation Authority 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.
4. Hydro One 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.
5. Bell 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.
6. Canada Post shall advise that the Conditions in Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge shall advise that the Conditions in Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Alectra Utilities shall advise that the Conditions in Attachment 1h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT No. 1a)**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V002 (THE 'PLAN')  
G. FARRUGGIO ET AL. ('THE OWNER')  
PART LOT 30, CONCESSION 8, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY')  
THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF  
THE PLAN, ARE AS FOLLOWS:**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Brutto Consulting Ltd., dated September 2020, (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees, and landscape review and inspection 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 of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The Owner shall agree to remove any driveways and buildings on within the Plan, which are not approved to be maintained as part of the Plan; any modifications to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
6. The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% 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 Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

7. Should archaeological resources be found on the property during construction activities, all work must cease, and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
8. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.
9. An updated Block 55 Plan shall be provided to the satisfaction of the Policy Planning and Environmental Sustainability Department.
10. 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.
11. 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 the. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
  - a) This fee will include staff's review and approval of proposed streetscaping/ landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans; and
  - b) 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.
12. The Owner shall agree in the Subdivision Agreement to the following:

- a) All development shall proceed in accordance with the Council approved Block 55 East Kleinburg Summit Architectural Design Guidelines prepared by John G. Williams Limited, Architect;
  - b) 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;
  - c) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
  - d) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
13. The Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 55 East Kleinburg Summit Landscape Master Plan prepared by Cosburn Nauboris Ltd. Landscape Architects, including but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including lot fabric, built form, fencing treatments, and street tree planting;
  - b) Edge restoration along open space Blocks 24 and 25;
  - c) The appropriate landscaping within the stormwater management pond Block 23;
  - d) The appropriate landscaping and streetscaping treatment within landscape Block 22 (abutting the Ontario Hydro Easement's open space corridor); and
  - e) Trail system and network within the open space lands, Ontario Hydro Easement open space corridor, and storm water management pond block.
14. 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.

15. Prior to final approval, the Owner shall provide a buffer block abutting the open space lands in accordance with TRCA policies along residential lots.
16. 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 and valley 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.

17. 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 that abut storm water management pond Block 23, open space Block 25 and associated buffer Block 24.
18. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential lots that abut the Ontario Hydro Easement open space corridor, to the satisfaction of the City.
19. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential lots that abut the "Other lands owned by Applicant", to the satisfaction of the City.
20. 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.
21. The Owner shall convey landscape Block 22 to the City free of all cost and encumbrances.
22. The Owner shall convey open space Blocks 24 and 25 to the TRCA or the City free of all cost and encumbrances.
23. The Owner shall agree in the Subdivision Agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City

24. The subdivision agreement shall include the following clauses regarding endangered species and migratory birds:
- a) The City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007*, S.O. 2007. The Owner is required to comply with Ministry of Natural Resources and Forestry and/or Ministry of the Environment, Conservation and Parks regulations and guidelines 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 related Plan of Subdivision Agreement, the Owner must comply with the provisions of the *Act*.
  - b) The Owner is required to abide by the *Migratory Birds Convention Act, 1994* regulated by Environment and Climate Change Canada. The *Migratory Birds Convention Act* regulations protect migratory birds, their eggs and nests from hunting, trafficking, and commercialization and, prohibits the destruction of bird habitat (nests). The City of Vaughan bird breeding window is April 1 to August 31. If the Owner proposes to remove trees within this timing window, nest surveys are required to confirm there are no active bird nests.
25. Prior to final approval of the Plan, the Owner shall provide a parkland dedication chart showing sufficient information to demonstrate parkland dedication calculations to the City's satisfaction. The parkland dedication chart shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment representing the cash-in-lieu of parkland dedication to the City based on developable lands of the individual landowners and/or the development group.
26. Prior to final approval of the Plan, the Owner shall provide correspondence from the Block 55 Land Owners Group (LOG) Trustee confirming that the Owner is in good standing and is accounted for in the overall parkland dedication calculations, the planned land use and density and that all cash-in-lieu and parkland dedication requirements have been satisfied.
27. That prior to the execution of the subdivision agreement, the Owner shall design and agree to construct a multi-use community recreational trail in accordance with approved Landscape Master Plan, Streetscape and Urban Design Guidelines, to the satisfaction of and at no cost to the City. Detailed drawings will be developed as part of perfect subdivision engineering drawings. The Owner shall agree to convey into public ownership lands within which the multi-use recreational trail shall be located and constructed. As per the Draft Plan (revision 3) prepared by Brutto Consulting, dated September 2020, the sidewalk adjacent to Silver Morning Court has been located on the south side. Parks Infrastructure

Planning and Development ('PIPD') staff can confirm the sidewalk placement on the south side of Silver Morning Court is preferable.

28. That prior to the execution of the subdivision agreement, the Owner shall design and agree to construct a 3 metre wide asphalt pathway connecting the SWM pond pathways (Block 23) to the multi-use community recreational trails within the adjacent Hydro block to the east.
29. The Owner shall cause the following warning clauses related to timing to park development, trails, associated lighting noise and disturbance be included in a schedule of all Offers of Purchase and Sale, or Lease for all lots/blocks withing the Plan:
  - "Purchasers and/or tenants are advised that the parkland may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."
  - "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."
  - "Purchasers and/or tenants are advised that the lot abuts a stormwater pond/open space within which the City may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail."
30. 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.
31. 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.
32. 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.



33. 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.
34. 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.
35. 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.
36. Prior to final approval of the Plan, and/or the conveyance of land, 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 a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the 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.

37. Prior to the conveyance of land and/or the 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) For all parks, open spaces, landscape buffers, and storm water 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.
38. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on any park blocks.
39. The Owner shall convey, free of all costs and encumbrances, the required stormwater management pond (Block 23) based on the updated/revised Stormwater Management ('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.

40. The Owner shall cause the following warning clauses to be included in a schedule of all Offers of Purchase and Sale, or Lease for all lots/blocks withing 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) street ending in a dead end.

“Purchasers and/or tenants are advised that the Silver Morning Court, 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.”

- c) encroachment and/or dumping

“Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to parks, open space, woodlot and/or storm water management facility are prohibited.”

- d) gate of access point

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

- e) infiltration trench

“Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits”.

- f) Hydro Corridor

“Purchasers and/or tenants are advised that Hydro One Networks Inc. or its assigns or successors in interest, may upgrade or remove and replace towers at any time at their discretion, and will not be responsible for any

complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.”

41. 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
    - 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 of subdivision, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner 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.
42. Prior to final approval of the Plan, the Owner shall submit an updated Transportation Management Plan (TMP) to the satisfaction of the City.
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 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. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
45. Prior to final approval of the Plan, the Trustee for the 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.
46. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
47. 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 to according to the Ministry of Environment 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/vibration report to the satisfaction of the City.
48. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
49. 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.

50. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
51. The road allowances included within this Plan shall be dedicated as public roads without monetary consideration and free of all encumbrances.
52. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
53. 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 metre 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.
54. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
55. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
56. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
57. Prior to final approval, 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 including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
58. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed Development within this draft plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;

- b) The location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or 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 reports to the satisfaction of the City.

- 59. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
- 60. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
- 61. 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.
- 62. The Owner shall agree in the subdivision agreement to design, purchase material, and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
- 63. 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.
- 64. 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 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.

65. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or lease for all lots/blocks within the entire Plan:

- a) "Purchasers and/or tenants are advised that 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. 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 purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the 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 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."

- c) Purchasers and/or tenants are hereby put on notice that the Telecommunications Act, the Innovation, Science and Economic Development Canada ('ISED') and the Canadian Radio-television and Telecommunications Commission ('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 By-law 1-88, as amended, as follows:
  - i. 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.



- ii. Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6 - 6.99m <sup>1</sup>	3.5m
7 - 8.99m <sup>1</sup>	3.75m
9 – 11.99m <sup>1</sup>	6.0m
12 m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Lot Frontage for Lots between 6 – 11.99m 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 12m 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/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- 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 from construction activities, may be of concern and occasionally interfere with some activities of the building 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 highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.”
- h) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”
- 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 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 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 rights-of-way 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.”

- j) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catch basin 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 catch basin. The rear lot catch basins 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 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.

- 66. 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 Block 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, stormwater management facilities and trails. the location of institutional uses, including schools, places of worship, community facilities
- the location and type of commercial sites
- colour-coded residential for singles, semis, multiples, and apartment units
- 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, 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.]*

67. 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.
68. 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.

# Attachment No. 1b) - York Region



Corporate Services  
File No.: 19T-17V02  
Refer To: Justin Wong

August 21, 2017

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

Attention: Letizia D'Addario, Planner

**Re: Draft Plan of Subdivision 19T-17V02  
Part of West Half of Lot 30, Concession 9  
(Giovanni Farruggio et al.)  
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Brutto Consulting Ltd., Project No. 13-226, last revised April 27, 2015. 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 20 single detached units and blocks for open space, open space buffers, stormwater management, landscape, reserves and right-of-ways, within a 2.522 ha site.

## **Sanitary Sewage and Water Supply**

This development is within the Maple North wastewater area and will be serviced from the Kleinberg Water 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
- 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 plan provided, the wastewater and water servicing for the subject development is by way of connection to City of Vaughan's wastewater and water infrastructure which will be constructed with 19T-13V09 (Monarch Castlepoint Kipling North Development Ltd.) and 19T-14V11 (1539028 Ontario Inc.).

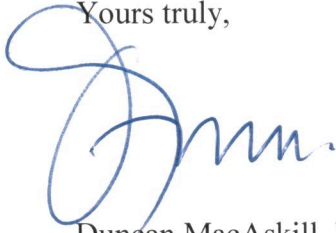
There is no Regional water or wastewater infrastructure in the vicinity of the development.

**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

**Schedule of Conditions**  
**19T-17V02**  
**Part of West Half of Lot 30, Concession 9**  
**(Giovanni Faruggio et al.)**  
**City of Vaughan**

Re: Brutto Consulting Ltd., Project No. 13-226, last revised April 27, 2015

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 Division and Infrastructure Asset Management Branch for record.
5. 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.
6. 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.
7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.



# Attachment No. 1c) - Toronto and Region Conservation Authority



October 22, 2020

CFN 57151  
EX REF CFN 49623

**SENT BY E-MAIL (Jennifer.kim@vaughan.ca)**

Jennifer Kim  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Kim:

**Re: 4<sup>th</sup> Circulation  
Draft Plan of Subdivision Application 19T-17V002  
Zoning By-law Amendment Application Z.17.007  
5315 Kirby Road  
Within Block 55 East  
Part of Lot 30, Concession 9  
City of Vaughan, Regional Municipality of York  
Giovanni Faruggio et al.**

Further to our previous correspondence, which was provided by email on August 30, 2019, this letter provides confirmation that Toronto and Region Conservation Authority (TRCA) staff received the 4<sup>th</sup> formal submission of the above noted applications on October 9, 2020. A list of the materials reviewed by TRCA can be found in Appendix 'A' of this letter.

**Application-Specific Comments**

Based on a review of the materials submitted with the current circulation, TRCA staff are satisfied that our previous comments related to the stormwater management design and flood plain mapping details have been adequately addressed.

**Recommendations**

Based on the above, TRCA has no objection to the approval of Draft Plan of Subdivision 19T-17V002, subject to the conditions listed in Appendix 'B'.

TRCA's comments on Zoning By-law Amendment Application Z.17.007 can be found within the conditions of draft plan approval.

Should any revisions to Draft Plan of Subdivision Application 19T-17V002 or Zoning By-law Amendment Application Z.17.007 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.

### **Fees/Timing**

Please note that this project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of **90 days** in advance of expected registration. Additional time may be required in cases where open space lands are to be dedicated into public ownership, and/or Ontario Regulation 166/06 permits are required from TRCA (i.e., grading and servicing, SWM ponds, infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743, or at [stephen.bohan@trca.ca](mailto:stephen.bohan@trca.ca)

Sincerely,



Stephen Bohan  
Planner

Development Planning and Permits | Development and Engineering Services

Copy: Nicholas Cascone, City of Vaughan ([nicholas.cascone@vaughan.ca](mailto:nicholas.cascone@vaughan.ca))



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

*The following materials were received by TRCA on October 9, 2020*

- Comment Response Matrix – 3<sup>rd</sup> Submission Comment Checklist, prepared by Brutto Consulting, not dated.
- Drawing No. A100, Draft Plan of Subdivision 19T-17V002, Part of Lot 30 Concession 9, City of Vaughan, Regional Municipality of York, prepared by Brutto Consulting, revision no. 3 dated September 2020.
- Plan of Survey of Part of Lot 30, Concession 8, City of Vaughan, Regional Municipality of York, prepared by Guido Papa Surveying, dated April 3, 2020.
- Preliminary Plan of Subdivision of Part of Lot 30, Concession 8, City of Vaughan, Regional Municipality of York, prepared by Guido Papa Surveying, dated June 12, 2019.
- Stormwater Management Compliance and Servicing Analysis – Farruggio and Greco Draft Plans of Subdivision, Kleinburg Summit, prepared by SCS Consulting Group Limited, dated July 23, 2020.
- Draft Zoning By-Law, prepared by Proponent, not dated.

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

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

TRCA has no objection to the approval of Draft Plan of Subdivision 19T-17V002, Part of Lot 30, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Brutto Consulting, revision no. 3 dated September 2020, 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.
  - 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 – Farruggio and Greco Draft Plans of Subdivision, Kleinburg Summit, prepared by SCS Consulting Group Limited, dated July 23, 2020, 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 the 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.

- 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 Stormwater Management Block (Block 23), Open Space and Buffers (Blocks 24 – 25) and the “Other Lands Owned by Applicant”, 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.
  - 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 23 – 24), the noted compensation areas (Compensation Area #1 and #2) and the “Other Lands Owned by Applicant”.

6. That prior to the registration of this plan or any phase thereof, the Owner prepare planting plans for the Stormwater Management Block (Block 23) 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 24 – 25) and “Other Lands Owned by Applicant” 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 24 - 25) and “Other Lands Owned by Applicant” 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 Stormwater Management block (Block 23) and the Open Space and Buffers (Blocks 24 - 25) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
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.
  - 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 24 – 25), the “Other Lands Owned by Applicant” 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.
  - g. To prohibit grading works within the Open Space and Buffers (Blocks 24 - 25) and “Other Lands Owned by Applicant” unless approved by TRCA.
  - h. To prohibit retaining walls in or adjacent to the Open Space and Buffers (Blocks 24 – 25) and “Other Lands Owned by Applicant” 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 facilitate 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.17.007 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-17V002.

Should any revisions to Draft Plan of Subdivision Application 19T-17V002 or Zoning By-law Amendment Application Z.17.007 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments.

# Attachment No. 1d) - Hydro One Networks Inc.

**Hydro One Networks Inc.**  
**Facilities & Real Estate**  
P.O. Box 4300  
Markham, Ontario L3R 5Z5  
www.HydroOne.com



**Courier:**  
185 Clegg Road  
Markham, Ontario L6G 1B7

via e-mail only

Letizia D'Addario  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

April 06, 2017

Dear Letizia D'Addario:

**Draft Plan of Subdivision**  
**G. Farruggio et al.**  
**5315 Kirby Road**  
**Part of Lot 30, Concession 8**  
**City of Vaughan**  
**File: 19T-17V002**

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Please be advised that Hydro One Networks Inc. ("HONI") has no objection in principle to the proposed plan of subdivision, provided the following are included as conditions of draft approval:

1. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted in triplicate to HONI for review and approval.
2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the right of way. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the right-of-way.
3. Temporary fencing must be placed along the easement corridor during construction. Permanent fencing must be erected where subdivision lots directly abut the HONI easement at the developer's expense.
4. The developer shall make arrangements satisfactory to HONI for any encroachments and/or any uses of the hydro right-of-way. Separate proposals including detailed lighting and site servicing plans shall be submitted in triplicate to HONI for future road crossings. The developer must contact **Maria Agnew**, HONI Senior Real Estate Coordinator at **(905) 946-6275** to begin the process of acquiring a Construction and Encroachment Agreement.
5. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer.

6. The easement rights of HONI and its legal predecessors are to be protected and maintained.
7. If the proposed development is within close proximity to a Transmission or Distribution station the following applies:

(a) The Developer hereby confirms and agrees that every agreement of purchase and sale heretofore and hereafter entered into by the Developer with any purchaser(s) of any unit or proposed unit in the Development contains the following notice/warning provisions (or clauses substantially similar thereto in all respects), namely: "Each unit purchaser and/or lessee specifically acknowledges and agrees that the development of the Lands upon which this Development is being (or has been) constructed, will be (or has been) undertaken and completed in accordance with any requirements that may be imposed from time to time by any Governmental Authorities, and that the proximity of this Development to facilities, installations and/or equipment owned and/or operated by HONI may result in noise, vibration, electro-magnetic interference and stray current transmissions (hereinafter collectively referred to as the "**Interferences**") to this Development, and despite the inclusion of control features within this Development, Interferences from the aforementioned sources may, occasionally interfere with some activities of the occupants in this Development. Notwithstanding the above, each unit purchaser and/or lessee agrees to indemnify and save HONI and harmless, from and against all claims, losses, judgments or actions arising or resulting from any and all of the Interferences. In addition, it is expressly acknowledged and agreed that HONI does not, and will not, accept any responsibility or liability for any of the Interferences in respect of this Development and/or its occupants. Furthermore, there may be alterations and/or expansions by HONI to its facilities and/or transformer station which may temporarily affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Development. HONI will not be responsible for any complaints or claims or any kind howsoever arising from use, expansion and/or alterations of such facilities and/or operations on, over or under its transformer station. Furthermore, each unit purchaser and/or lessee acknowledges and agrees that an electro-magnetic, stray current and noise-warning/vibration clause similar to the foregoing shall be inserted into any succeeding or subsequent sales agreement, lease or sublease, and that this requirement shall be binding not only on the Purchaser hereunder but also upon the Purchaser's respective heirs, estate trustees, successors and permitted assigns, and shall not cease or terminate on the closing of this purchase and sale transaction with the Vendor/Declarant."

(b) The Developer covenants and agrees that so long as the City does not object thereto, the language set out in Section 3.1(d) hereof (or language substantially similar thereto) shall also be included in the Site Plan Agreement entered into by the Developer with City of Vaughan to be registered on title to the Development.

In addition, it is requested that the following be added as a Note to the Conditions of Draft Approval.

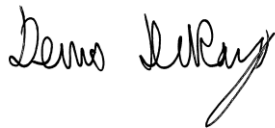
8. The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 188 – Proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Our preliminary review considers issues affecting HONI's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the developer should consult their local area Distribution Supplier.

I trust this is satisfactory. If you have any questions please call me at your convenience at the number below.

Yours truly,

A handwritten signature in black ink, appearing to read "Dennis De Rango".

Dennis De Rango  
Specialized Services Team Lead  
905-946-6237

Cc: Maria Agnew – Hydro One Networks Inc.



# Attachment No. 1e) - Bell Canada

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Kim, Jennifer](#)  
**Subject:** [External] ZBLA (Z.17.007) and Draft Plan of Subdivision (19T-17V002), 5315 Kirby Rd, Vaughn.  
**Date:** Thursday, September 24, 2020 11:49:10 AM

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**2020-09-24**

**Jennifer Kim**

**Vaughan**

, ,

Attention: Jennifer Kim

Re: ZBLA (Z.17.007) and Draft Plan of Subdivision (19T-17V002), 5315 Kirby Rd, Vaughn.;  
Your File No. 19T-17V002,Z.17.007

Our File No. 87795

Dear Sir/Madam,

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

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada’s development tracking system, which includes the

intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP 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

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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# Attachment No. 1f) - Canada Post

September 28, 2020

City of Vaughan – Planning Department

To: **Jennifer Kim, Planner, Development Planning Department**

Reference: **File: 19T-17V002 Z.17.007  
5315 Kirby Road (Part Lot 30, Concession 9)  
Ward 1**

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 21 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;**

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

# Attachment No. 1g) - Enbridge Gas



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

April 10, 2017

Letizia D'Addario, MES, MCIP, RPP  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Letizia D'Addario,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment  
J. Farruggio  
5315 Kirby Road  
Block 55  
City of Vaughan  
File No.: 19T-17V002 & Z-17-007

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 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 grey ink, appearing to read 'Allison Sadler', with a stylized, flowing script.

**Allison Sadler**

Municipal Planning Advisor  
Distribution Planning & Records

—

***ENBRIDGE GAS DISTRIBUTION***

TEL: 416-495-5763

500 Consumers Rd, North York, ON, M2J 1P8

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

**Integrity. Safety. Respect.**

AS/jh

## Attachment No. 1h) - Alectra Utilities



**Date:** April 4<sup>th</sup> , 2017

**Attention:** **Letizia D'Addario**

**RE:** Request for Comments

**File No.:** **19T-17V002**

**Applicant:** Not mentioned

**Location** 5315 Kirby Road



## 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 (formerly 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 his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra 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 Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

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 Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra 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 Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions & New Services

**Phone:** 1-877-963-6900 ext. 24419

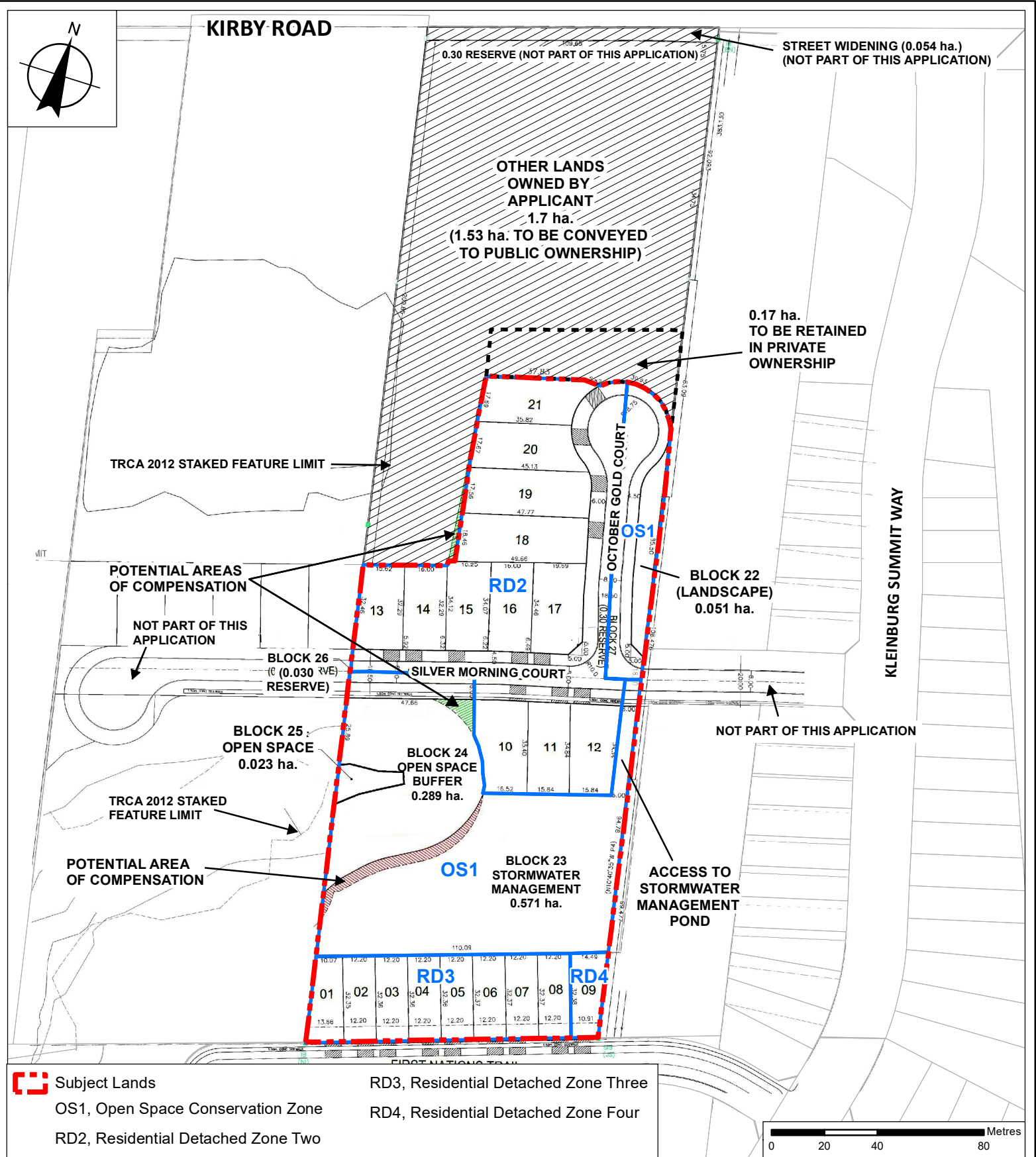
**Fax:** 905-532-4401

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

**Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297**







## Proposed Zoning and Draft Plan of Subdivision File 19T-17V002

**LOCATION:** Part of Lot 30, Concession 8; 5315 Kirby Road

**APPLICANT:** G. Farruggio et al.



## Attachment

**FILES:**  
Z.17.007 and 19T-17V002

**DATE:**  
June 1, 2021

**3**



## OTHER LANDS OWNED BY APPLICANT (GREENBELT PLAN AREA)

## SUBJECT LANDS

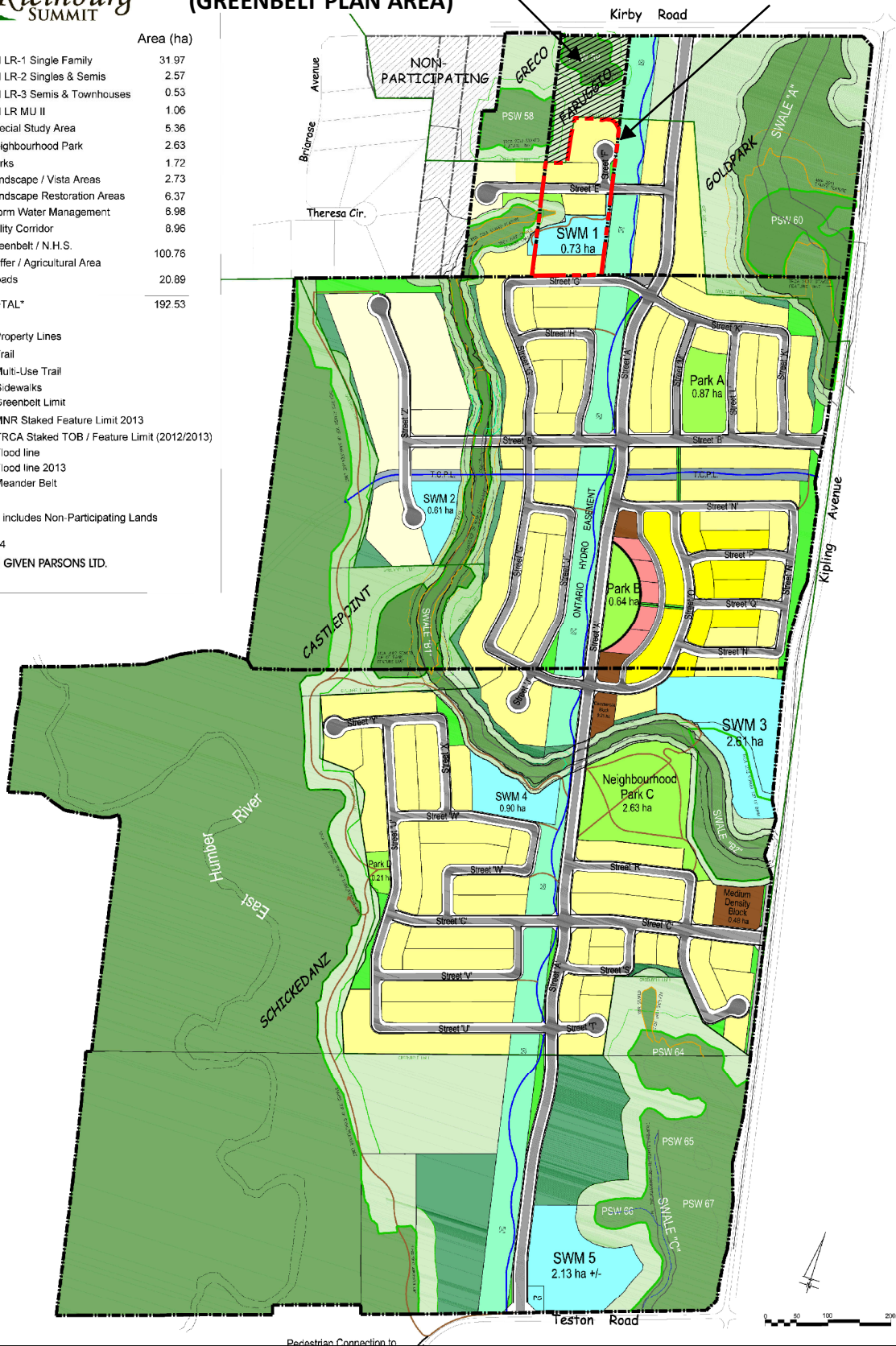
Land Use	Area (ha)
KN LR-1 Single Family	31.97
KN LR-2 Singles & Semis	2.57
KN LR-3 Semis & Townhouses	0.53
KN LR MU II	1.06
Special Study Area	5.36
Neighbourhood Park	2.63
Parks	1.72
Landscape / Vista Areas	2.73
Landscape Restoration Areas	6.37
Storm Water Management	8.98
Utility Corridor	8.96
Greenbelt / 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

## Approved Block 55 Plan (File BL.55.2013) May 27, 2014

**LOCATION:** Part of Lot 30,  
Concession 8; 5315 Kirby Road

**APPLICANT:** G. Farruggio et al.



## Attachment

**FILES:**  
Z.17.007 and 19T-17V002

**DATE:**  
June 1, 2021

4





## OTHER LANDS OWNED BY APPLICANT (GREENBELT PLAN AREA)

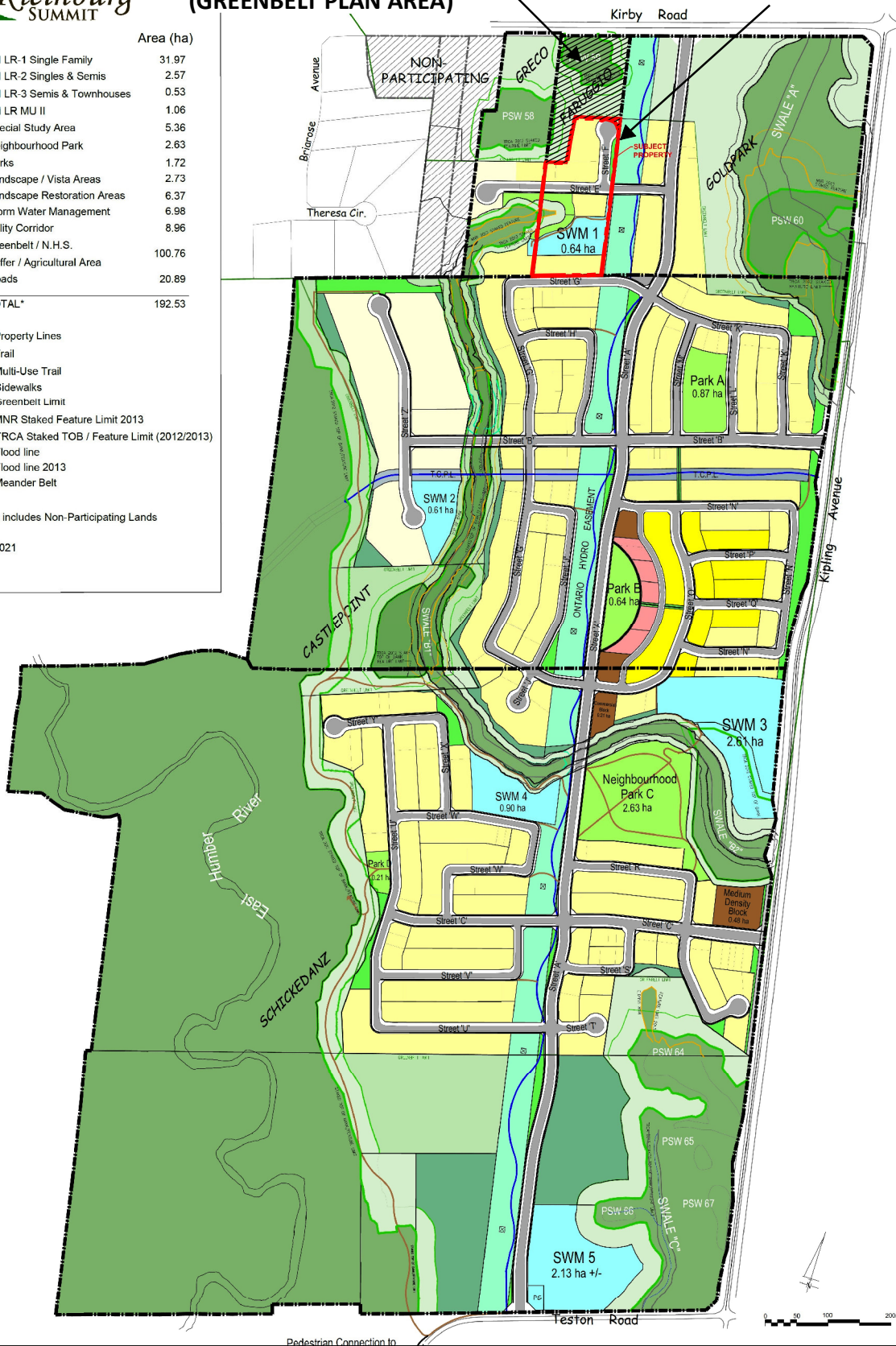
## SUBJECT LANDS

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

March 31, 2021



Subject Lands

## Updated Block 55 Plan March 31, 2021

**LOCATION:** Part of Lot 30,  
Concession 8; 5315 Kirby Road

**APPLICANT:** G. Farruggio et al.



## Attachment

**FILES:**  
Z.17.007 and 19T-17V002

**DATE:**  
June 1, 2021

**5**