

# DUFFERIN TESTON LANDOWNERS GROUP INC.

c/o Suite 200  
7501 Keele Street  
Vaughan, Ontario  
L4K 1Y2  
(905) 760-2600  
Fax: (905) 760-2900

## SENT BY E-MAIL

January 24, 2022

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Todd Coles, City Clerk

Dear Sir:

**RE: Release for Registration of 1600 Teston Road  
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING  
AGREEMENT (known as the 3 Party Agreement)  
TESTON SANDS INC., 1600 Teston Road, Vaughan  
File Nos. 19T-17V009, Z.17.026 and OP.17.010**

Further to our letters to the City dated September 22, 2017, November 14, 2019 and more recently November 2, 2021 (copies attached), we understand that the owner of the subject lands is proceeding with its Development Application currently being proposed (File No. Z.21.046).

As such, and in accordance with the foregoing, we are writing as a reminder that the City is to obtain the required confirmation from the Trustee that the applicable owner is in good standing under the above-referenced Funding Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, and as per the City's confirmation in the attached Condition of Draft Plan Approval, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision and/or other final development approval in respect of the lands.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,  
**DUFFERIN TESTON LANDOWNERS GROUP INC.**

Per: 

Helen Mihailidi - A.S.O.

HAM/klw

Encl.

c.c. Frank Suppa

c.c. Nick Spensieri

**C6**  
**COMMUNICATION**  
**COUNCIL – JANUARY 25, 2022**  
**CW (PM) - Report No. 3, Item 2**

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## SENT BY E-MAIL

November 3, 2021

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Todd Coles, City Clerk

Dear Sir:

**RE: Release for Registration of 1600 Teston Road  
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING  
AGREEMENT (known as the 3 Party Agreement)  
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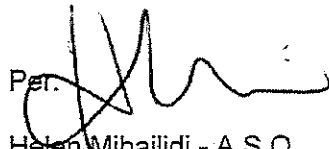
Further to our letters to the City dated September 22, 2017 and November 14, 2019 (copies enclosed), we understand that the owner of the subject lands is proceeding with construction activities thereon, as confirmed in correspondence received dated October 21, 2021 (attached).

As such, and in accordance with the foregoing, we are writing as a reminder that the City is to obtain the required confirmation from the Trustee that the applicable owner is in good standing under the above-referenced Funding Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, and as per the City's confirmation in the attached, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision and/or other final development approval in respect of the lands..

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,  
**DUFFERIN TESTON LANDOWNERS GROUP INC.**

Per. 

Helen Mihailidi - A.S.O.

HAM/klw

Encl.

c.c. Frank Suppa

c.c. Nick Spensieri

October 21, 2021

Our File: 4847



**SCHAEFFERS**  
CONSULTING ENGINEERS

6 Ronrose Drive, Concord, Ontario L4K 4R3  
Tel: (905) 738-6100 Fax: (905) 738-6875  
Tor. Line: (416) 213-5590 E-mail: general@schaeffers.com

**\*\*\* NOTICE OF SUBDIVISION CONSTRUCTION \*\*\***  
**1600 TESTON ROAD**

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Dear Property Owner/Resident:

Please be advised that construction of the proposed subdivision north of Teston Road at the west end of the cul-de-sac will commence shortly.

Earthworks and related works will start the week of November 1<sup>st</sup>, 2021 and will continue into next year until completed.

The sewer, watermain and road construction will follow once earthworks are completed.

Access to the site will be from the end of the cul-de-sac.

We appreciate your patience and apologize for any inconvenience during construction. Please contact the following should you have any questions or concerns.

- Glen Conely at Schaeffer & Associates Ltd. at 905 738 6100

Yours truly,  
Schaeffers Consulting Engineers

  
Glen Conely, P. Eng.  
Senior Project Engineer

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SCHAEFFERS & ASSOCIATES LTD.

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7501 Keele Street  
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## SENT BY E-MAIL

September 22, 2017

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Barbara A. McEwan, City Clerk

Dear Madam:

**RE: Release for Registration of 1600 Teston Road  
DUFFERIN TESTON DEVELOPMENT AREA SANITARY SEWER AND WATERMAIN FUNDING  
AGREEMENT (known as the 3 Party Agreement)  
Teston Sands Inc., 1600 Teston Road, Vaughan  
File Nos. 19T-17V009, Z.17.026 and OP.17.010**

The undersigned is the Trustee pursuant to the Dufferin Teston Development Area Sanitary Sewer and Watermain Funding Agreement dated September 15, 2009 (the "Agreement"). The boundaries of the Dufferin Teston Development Area are in the vicinity of Teston Road and Dufferin Street.

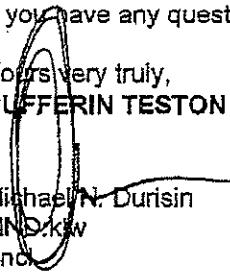
Please be advised that lands contained in the above application will benefit directly from community infrastructure which has been or will be provided, constructed and/or financed by the Dufferin Teston Landowners Group pursuant to the terms of the Agreement.

Accordingly, the Dufferin Teston Group requires that, as a condition of the approval of any subdivision plan or site plan application contained in the Dufferin Teston Development Area, the City obtain confirmation from the Trustee that the applicable owner is in good standing under the Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,  
**DUFFERIN TESTON LANDOWNERS GROUP INC.**

  
Michael N. Durisin  
MND:kw  
Enc

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## SENT BY E-MAIL

November 14, 2019

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Todd Coles, City Clerk

Dear Sir:

**RE: Release for Registration of 1600 Teston Road  
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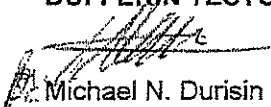
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Further to our letter to the City dated September 22, 2017 (copy attached), we are requesting that the City confirm the inclusion of the cost sharing condition in the development approval for the subject lands contained in the Dufferin Teston Development Area and that the City obtain the required confirmation from the Trustee that the applicable owner is in good standing under the Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,  
**DUFFERIN TESTON LANDOWNERS GROUP INC.**

  
Michael N. Durisin  
MND:klw  
Encl.

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September 22, 2017

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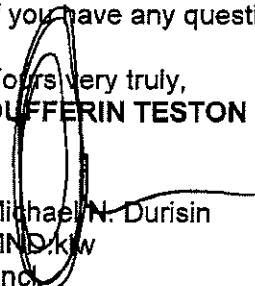
Please be advised that lands contained in the above application will benefit directly from community infrastructure which has been or will be provided, constructed and/or financed by the Dufferin Teston Landowners Group pursuant to the terms of the Agreement.

Accordingly, the Dufferin Teston Group requires that, as a condition of the approval of any subdivision plan or site plan application contained in the Dufferin Teston Development Area, the City obtain confirmation from the Trustee that the applicable owner is in good standing under the Agreement, in order to ensure that such owner bears its fair and equitable share of the costs and burdens related to the community infrastructure from which its lands will benefit.

Therefore, please ensure that you obtain a clearance letter from the undersigned confirming that the applicable owner is in good standing under the Agreement, prior to the City's issuance of its final release for registration of the aforesaid plan of subdivision.

If you have any questions in respect to the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,  
**DUFFERIN TESTON LANDOWNERS GROUP INC.**

  
Michael N. Durisin  
MND:klw  
Enc.

**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION 19T-17V009 (THE  
"PLAN") TESTON SANDS INC. (THE "OWNER")  
PART OF LOT 26, CONCESSION 3, 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 PLAN OF SUBDIVISION FILE 19T-17V009, ARE AS  
FOLLOWS:**

**City of Vaughan Conditions**

The Owner shall satisfy the following conditions:

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 as set out in Attachment No. 1b), dated May 7, 2018 and February 20, 2018.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 1c), dated May 14, 2018.
4. The Conditions of Approval of Canada Post as set out in Attachment No. 1d), dated September 29, 2017.
5. The Conditions of Approval of Alectra Utilities as set out in Attachment No. 1e), dated September 1, 2017.
6. The Conditions of Approval of Enbridge Gas as set out in Attachment No. 1f), dated September 5, 2017 and May 4, 2018.

**Clearances**

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

40. 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.

41. 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.

42. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.

43. 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.

44. 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.