

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-21V005 (THE “PLAN”)
KLEINBURG VILLAGE DEVELOPMENT CORP.
PART OF LOT 24, CONCESSION 8
357, 365 AND 375 STEGMAN’S MILL ROAD
CITY OF VAUGHAN**

**THE CONDITIONS THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR
REGISTRATION OF DRAFT PLAN OF SUBDIVISION FILE 19T-21V005 (THE
“PLAN”), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions:

1. The conditions of Approval of the City of Vaughan as set out on Attachment No. 1a)
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated September 14, 2021.
3. The Conditions of Approval of Canada Post as set out on Attachment No. 1c) and dated May 27, 2021.
4. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1d) and dated January 13, 2022.
5. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 1e) and dated May 27, 2021.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 1f) and dated June 14, 2021.

Clearances

7. Final approval for registration of the Plan may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
 - b) all commenting agencies agree to registration by phases and provide clearances, as required in Conditions in Attachments 1a), 1b), 1c), 1d), 1e) and 1f) for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

8. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. Canada Post shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
11. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
12. Alectra Utilities shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
13. Bell Canada shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to Draft Plan of Subdivision (the 'Plan') prepared by KLM Planning Partners Inc., Drawing No.-21:2, dated April 27, 2021
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 to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The private road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
5. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
6. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
7. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
8. 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.
9. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a Fill Permit issued by the City, and a Development Agreement, if necessary.
10. Prior to final approval of Plan, the final site grading and servicing plan, Stormwater Management Report, Environmental Noise and Vibration Report, Functional Servicing Report and/or downstream sanitary sewer analysis shall be submitted for review and approval, to the satisfaction of the Development Engineering Department.
11. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City.
12. The Owner shall agree that:

- a) should any archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.
 - b) 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 Consumer and Business Services.
13. The Owner shall include the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:
- a) within the entire subdivision Plan:
 - "the Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc."
 - "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
 - "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."
 - "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. The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.""

- “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
6.0 - 6.99m ¹	3.5m
7.0 - 8.99m ¹	3.75m
9.0 – 11.99m ¹	6.0m
12.0m and greater ²	9.0m

- “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.”
- “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 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.

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

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

- "Purchasers and/or tenants are advised that a multi-use recreational trail/walkway/trailhead will be constructed behind or adjacent on the open space valleyland block located to the east in the future and that lighting and noise should be expected from the use, operation and/or maintenance of this trail system."
- "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeOwner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."
- "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

b) For Units 6, 7 and 8:

- Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality's and the Ministry of Environment, Conservation, and Parks noise criteria.
- This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment, Conservation, and Parks noise criteria. (Note: The location and installation of the outdoor air conditioning

device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-300.)

c) For Units 1 to 4 and 10 to 13:

- Purchasers are advised of the proximity of the adjacent school, playing fields (soccer, baseball and tennis), and Bindertwine Park, the sound from which may at times be audible and lighting may at times be visible.”

Any additional warning clause as noted in the Site Plan 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. Undoubtedly

14. 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.
15. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan and when each dwelling unit is constructed.
16. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of the 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 Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Sec.42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall for the basis of the cash-in-lieu payment.
17. 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.
18. The Owner shall agree in the Site Plan 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.
19. The Owner shall agree in the Site Plan 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.

20. The Owner shall agree in the Site Plan Agreement that construction access shall be provided only in a location approved by the City and the Region of York.
21. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision 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 which may require permits under Ontario Regulation 166/06 and/or the *Lakes and Rivers Improvement Act*;
- c) stormwater management techniques which may be required to control minor or major flows;
- d) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources at it relates to fish and their habitat;
- e) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction; and
- f) overall grading Plans for the Plan.

The Owner shall agree in the Site Plan 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.

22. The Owner shall agree in the Site Plan 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 proposed development.
23. 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.

24. The Owner shall agree in the Site Plan 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.
25. 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 and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
26. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Site Plan Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
27. Any additional warning clause as noted in the Site Plan 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.
28. The Owner shall agree in the Site Plan Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lands that abut open space lands and associated buffer blocks.
29. The Owner shall convey open space lands and buffer blocks to the TRCA or the City free of all cost and encumbrances.

Attachment 1b)



Corporate Services

September 14, 2021

Mr. Mark Antoine
Senior Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Mark Antoine, Senior Planner

**RE: Draft Plan of Subdivision SUBP.21.V.0014 (19T-21V005)
Draft Plan of Condominium CDMP.21.V.0005 (19CDM-21V003)
Zoning By-law Amendment ZBA.21.V.0067 (Z.21.020)
Part of Lots 22, 23 and 24, Registered Plan 11 and
Part of Lot 24, Concession 8
(Kleinburg Village Development Corp.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2527, dated April 27, 2021 and the draft plan of condominium prepared by KLM Planning Partners Inc., Project No. P-2527, dated April 29, 2021. The site is located on the south side of Stegman's Mill Road, east of Islington Avenue, in the City of Vaughan. The proposal is comprised of 12 single detached units served by a common element road and an additional single detached unit with access to Stegman's Mill Road, within a 1.146 ha site.

Sanitary Water and Sewage Supply

Residential development in the City of Vaughan 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, then the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- West Vaughan Sewage Servicing, Phase 2: expected commissioning in the period 2036-2041, and
- Other projects as may be identified in future regional studies.

The Functional Servicing and Stormwater Management Report (FSSR) indicates that water servicing will be provided by a connection to the existing local 300 mm diameter watermain on Stegman's Mill Road. The applicant is advised that test results of the hydrant flow were not

presented as part of the FSSR. It is Infrastructure Asset Management's understanding that this report will be further revised to verify the adequacy of the proposed water system to maintain service levels, including fire flows through hydrant testing.

Wastewater Servicing will be provided by a connection to the existing local 200 mm diameter sanitary sewer on Stegman's Mill road. Sewage from this development will ultimately flow to the Kleinburg WRRF. The Owner shall confirm that the City of Vaughan's sanitary system has available downstream capacity to service the proposed development. The Owner shall forward the revised FSSR to the Region for review and record.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "R5 Residential Zone" to "R2 Residential Zone" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

York Region has no objection to draft plan approval of the draft plan of subdivision, draft plan of condominium and zoning by-law amendment subject to the attached Schedule of Clauses/Conditions for the plan of subdivision and Schedule of Conditions for the plan of condominium. 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, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca, should you require further assistance.

Yours truly,



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

JW/

Attachments (2): 1) Schedule of Clauses/Conditions for the Draft Plan of Subdivision
2) Schedule of Conditions for the Draft Plan of Condominium

YORK-#13288191-v2-SUBP_21_V_0014_(19T-21V005)__CDMP_21_V_0005_(19CDM-21V003)_&_ZBA_21_V_0067_(Z_21_020)_-_York_Region_Comments

Schedule of Clauses/Conditions
SUBP.21.V.0014 (19T-21V005)
Part of Lots 22, 23 and 24, Registered Plan 11 and
Part of Lot 24, Concession 8
(Kleinburg Village Development Corp.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-2527, dated April 27, 2021

Clause to be Included in the Subdivision Agreement

1. 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.

Conditions to be Satisfied Prior to Final Approval

2. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:
 - A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
 - A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.
3. The Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.
4. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
5. The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, 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.
6. The Regional Corporate Services Department shall advise that Conditions 1 to 5 inclusive, have been satisfied.

Attachment 1c)

DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7

CANADAPOST.CA

May 27, 2021

City of Vaughan – Planning Department

To: **Mark Antoine, Senior Planner, Development Planning Department**

Reference: Files: **Z.21.020, DA.21.023, 19CDM-21V003 & 19T-21V005
357, 365, 375 Stegman's Mills Road
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 13 single detached dwelling 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

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 1d)



January 13, 2022

CFN 65309

Ex Ref CFN 55147.31, 52327.10, 52348.03

SENT BY E-MAIL (mark.antoine@vaughan.ca)

Mr. Mark Antoine
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Mr. Mark Antoine:

Re: Third Submission
Zoning By-law Amendment Z.21.020
Site Development Application DA.21.023
Draft Plan of Subdivision 19T-21V005
Draft Plan of Condominium (Common Element) Application 19CDM-21V003
Part Lots 24, Concession 8
Part Lots 22, 23 & 24, R-Plan No. 11
357, 365 & 375 Stegman's Mill Road
City of Vaughan
Owner: Art Saccoccia, Kleinburg Village Development Corp.
Agent: Grant Uyeyama c/o KLM Planning Partners Inc.

Further to our previous letter dated November 11, 2021, this letter acknowledges receipt of the 3rd submission of materials associated with the above noted applications. The materials were received by the Toronto and Region Conservation Authority (TRCA) on December 23, 2021. A list of the materials reviewed is included in Appendix 'A'.

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 have been adequately addressed.

Recommendation

Based on the above, TRCA has no objection to the approval of Draft Plan of Subdivision 19T-21V005, subject to the conditions listed in Appendix 'B'.

TRCA's comments on Zoning By-law Amendment Application Z.21.020 can be found within the conditions of draft plan approval.

Should any revisions to Draft Plan of Subdivision Application 19T-21V005 or Zoning By-law Amendment Application Z.21.020 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 5256 or Hamedeh.Razavi@trca.ca.

Sincerely,



Hamedeh Razavi
Planner I
Development Planning and Permits

HR/mh

Appendix 'A': Materials Reviewed by TRCA

The following materials were received by TRCA on December 23, 2021:

- Functional Servicing & Stormwater Management Report, prepared by Valdor Engineering Inc., revision no. 7 dated December 2021.
- Civil Engineering Drawing Set, prepared by Valdor Engineering Inc, dated December 16, 2021.

Appendix 'B' – TRCA's Conditions of Draft Plan Approval

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-21V005, Part of Lots 22, 23 and 24, Registered Plan 11 and Part of Lot 24, Concession 8, City of Vaughan, Regional Municipality of York prepared by KLM Planning Partners Inc., dated April 27, 2021, 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 salinification of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
 - ii. 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.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering report and details of the plans approved by TRCA for topsoil stripping purposes to the satisfaction of TRCA.

2. That prior to development, pre-servicing or site alteration (except 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, as may be amended, to the satisfaction of TRCA and the City of Vaughan in accordance with the following reports:
 - Functional Servicing & Stormwater Management Report, prepared by Valdor Engineering Inc., revision no. 7 dated December 2021.

As may be amended, to the satisfaction of TRCA and the City of Vaughan, this submission shall include:

- i. A description of the storm drainage system (quantity, quality, water balance and erosion control) for the proposed development of the subject lands and how it will comply with all related TRCA standards;
- ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
- iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
- iv. 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;
- v. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the erosion and siltation on-site and/or downstream areas

- and/or discharge areas during and after construction, in accordance with current Erosion and sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the NHS (both aquatic and terrestrial) will be minimized and contingency measures that will be implemented;
- vi. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - vii. Proposed measures to promote infiltration and maintain water balance for the plan area in accordance with Functional Servicing & Stormwater Management Report, prepared by prepared by Valdor Engineering Inc., revision no. 7 dated December 2021, as may be amended, to the satisfaction of TRCA and the City of Vaughan;
 - viii. 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;
 - ix. A subsurface investigation (including assessment of groundwater levels) 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;
 - x. 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;
 - xi. Grading plans for the subject lands. Cut and fill is to be minimized to the greatest extent possible. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated natural feature buffer blocks;
 - xii. All applicable plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands owned by the TRCA, City of Vaughan, or lands to be conveyed to a public agency as part of this plan of subdivision or on environmental lands adjacent to this plan of subdivision;
 - xiii. 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;
 - xiv. Cross-sections and details where grading is proposed adjacent to the Natural Heritage System including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the adjacent tableland areas, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls, and supporting geotechnical/soils analyses;

- xv. No grading shall be permitted within any Natural Heritage Feature. Grading encroachment within the established environmental buffers shall not be permitted unless otherwise agreed upon by the City and the TRCA. All areas to be protected must be effectively isolated through fencing or other appropriate ESC measures prior to any site alteration being initiated; and
3. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
 4. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management and restoration planting plans to the satisfaction of TRCA for the Open Space Walkway Block (Block 2) and Open Space Valley Block (Block 3). The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
 5. 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 Walkway Block (Block 2) and Open Space Valley Block (Block 3) 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
 6. That prior to the registration of this plan or any phase thereof, the Owner prepare trail plans and details to the satisfaction of TRCA for areas within and adjacent to the Open Space Walkway (Block 2) and Open Space Valley (Block 3). The exact location of the trails shall be to the satisfaction of TRCA and the City of Vaughan.
 7. 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.
 8. That the Open Space Valley Block (Block 3) and Open Space Walkway Block (Block 2) be dedicated into public ownership (TRCA or the City), free of all charges and encumbrances, to the satisfaction of TRCA.
 9. That implementing zoning by-law shall recognize the Open Space Walkway Block (Block 2) and the Open Space Valley Block (Block 3) in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
 10. That implementing zoning by-law shall be prepared to the satisfaction of TRCA.
 11. That the Owner shall provide a copy of the adopted 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 which is standard, normal and consistent with applications and approvals for development of this kind:
- i. 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.
 - ii. 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;
 - iii. 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;
 - iv. 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;
 - v. To erect a permanent fence along all residential lots that abut the Open Space Walkway Block (Block 2) to the satisfaction of TRCA and the City of Vaughan;
 - vi. To prohibit grading works within the Open Space Walkway Block (Block 2) and Open Space Valley Block (Block 3) unless approved by TRCA; and,
 - vii. To prohibit retaining walls in or adjacent to the Open Space Walkway Block (Block 2) and Open Space Valley Block (Block 3) 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 (Conditions 1 through 12 inclusive in TRCA's letter dated January 14, 2022), if necessary, to the satisfaction of TRCA.
14. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

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

TRCA's comments on Zoning By-law Amendment Application Z.21.020 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-21V005.

Should any revisions to Draft Plan of Subdivision Application 19T-21V005 or Zoning By-law Amendment Application Z.21.020 be proposed now or in the future, TRCA staff asks to be given the opportunity to amend our conditions and comments.

Attachment 1e)



Revised: May 11, 2020

Date: May 27th , 2021

Attention: **Michelle Perrone**

RE: Request for Comments

File No.: **Z.21.020, DA.21.023, 19T-21V005 & 19CDM-21V003**

Applicant: Art Saccoccia, Kleinburg Village Development Corp.

Location 357, 365 & 375 Stegman's Mill Road

Revised: May 11, 2020

COMMENTS:

- ☐ We have reviewed the Proposal and have no comments or objections to its approval.
- ☒ We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- ☐ We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.
- ☐ We have reviewed the proposal and have the following concerns (attached below)
- ☐ We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

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

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

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

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

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

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

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

Phone: 905-532-4419

E-mail: tony.donofrio@alectrautilities.com

Subdivision Application Information Form is available by emailing tony.donofrio@alectrautilities.com

Attachment 1f)

From: circulations@wsp.com
To: [Mark Antoine](#)
Subject: [External] ZBLA (Z.21.020), Site Development Application (DA.21.023), Draft Plan of Condominium (19CDM-21V003) and Draft Plan of Subdivision (19T-21V005), 357, 365 & 375 Stegman's Mill Rd., Kleinburg.
Date: Monday, June 14, 2021 11:02:55 AM

2021-06-14

Mark Antoine

Vaughan

, ,

Attention: Mark Antoine

Re: ZBLA (Z.21.020), Site Development Application (DA.21.023), Draft Plan of Condominium (19CDM-21V003) and Draft Plan of Subdivision (19T-21V005), 357, 365 & 375 Stegman's Mill Rd., Kleinburg.; Your File No. Z.21.020, DA.21.023, 19CDM-21V003, 19T-21V005

Our File No. 90625

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 where a current and valid easement exists 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 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.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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