

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 15, 2022

Item 5, Report No. 4, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 15, 2022.

5. KLEINBURG VILLAGE DEVELOPMENT CORP: ZONING BY-LAW AMENDMENT FILE Z.21.020, DRAFT PLAN OF SUBDIVISION FILE 19T-21V005, DRAFT PLAN OF CONDOMINIUM FILE 19CDM-21V003, SITE DEVELOPMENT FILE DA.21.023 – 357, 365 AND 375 STEGMAN’S MILL ROAD

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated February 2, 2022, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Zoning By-law Amendment File Z.21.020 (Kleinburg Village Development Corp.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the portion of the subject lands zoned “R5 Residential Zone” to “R2 Residential Zone”, as shown on Attachment 7, together with the site-specific zoning exceptions identified on Table 1;
2. THAT Draft Plan of Subdivision File 19T-21V005 (Kleinburg Village Development Corp.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 1, to create one residential development block (Block “1”), one residential lot (Lot “1”) and two open space blocks (Blocks “2” and “3”), as shown on Attachment 5;
3. THAT Draft Plan of Condominium (Common Elements) File 19CDM-21V003 (Kleinburg Village Development Corp.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL identified on Attachment 2, to establish the condominium tenure and common elements shown on Attachment 6;
4. THAT Site Development File DA.21.023 (Kleinburg Village Development Corp.) BE DRAFT APPROVED SUBJECT TO CONDITIONS identified in Attachment 3 to permit the development of one (1) freehold lot accessed by Stegman’s Mill Road, and 12 lots accessed by a private condominium road, all for single detached dwellings, as shown on Attachment 7;

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5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of 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
6. THAT Site Development Application DA.21.023 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 13 single detached residential units (47 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.

Committee of the Whole (1) Report

DATE: Wednesday, February 2, 2022

WARD: 1

**TITLE: KLEINBURG VILLAGE DEVELOPMENT CORP.
ZONING BY-LAW AMENDMENT FILE Z.21.020
DRAFT PLAN OF SUBDIVISION FILE 19T-21V005
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-21V003
SITE DEVELOPMENT FILE DA.21.023
357, 365 AND 375 STEGMAN'S MILL ROAD
VICINITY OF ISLINGTON AVENUE AND STEGMAN'S MILL
ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development Applications for the subject lands shown on Attachment 4, to permit one (1) freehold lot accessed by Stegman's Mill Road, and 12 lots accessed by a private condominium road, for a total of 13 single detached dwelling units, as shown on Attachments 5 to 12.

Report Highlights

- The Owner proposes to rezone the subject lands to permit the development of one (1) freehold lot accessed by Stegman's Mill Road, and 12 lots accessed by a private condominium road, all for single detached dwellings.
- Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development Applications are required to permit the proposed development.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement, 2020, conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the York Region Official Plan 2010, and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.21.020 (Kleinburg Village Development Corp.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the portion of the subject lands zoned "R5 Residential Zone" to "R2 Residential Zone", as shown on Attachment 7, together with the site-specific zoning exceptions identified on Table 1;
2. THAT Draft Plan of Subdivision File 19T-21V005 (Kleinburg Village Development Corp.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 1, to create one residential development block (Block "1"), one residential lot (Lot "1") and two open space blocks (Blocks "2" and "3"), as shown on Attachment 5;
3. THAT Draft Plan of Condominium (Common Elements) File 19CDM-21V003 (Kleinburg Village Development Corp.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL identified on Attachment 2, to establish the condominium tenure and common elements shown on Attachment 6;
4. THAT Site Development File DA.21.023 (Kleinburg Village Development Corp.) BE DRAFT APPROVED SUBJECT TO CONDITIONS identified in Attachment 3 to permit the development of one (1) freehold lot accessed by Stegman's Mill Road, and 12 lots accessed by a private condominium road, all for single detached dwellings, as shown on Attachment 7;
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of 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

6. THAT Site Development Application DA.21.023 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 13 single detached residential units (47 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.

Background

Location: 357, 365 and 375 Stegman's Mill Road, located east of Islington Avenue on the south side of Stegman's Mill Road (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 4.

Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development Applications have been submitted to permit the proposed development

The Owner has submitted the following applications ('Applications') for the Subject Lands shown on Attachment 4 to permit the development of one (1) freehold lot accessed by Stegman's Mill Road, and 12 lots accessed by a private condominium road, all for single detached dwellings ('Development') as shown on Attachments 5 to 12:

1. Zoning By-law Amendment File Z.21.020 to rezone the portion of the Subject Lands zoned "R5 Residential Zone", as shown on Attachment 4, to "R2 Residential Zone", as shown on Attachment 7, together with the site-specific zoning exceptions identified in Table 1.
2. Draft Plan of Subdivision File 19T-21V005, as shown on Attachment 5 ('Draft Plan of Subdivision'), to facilitate a residential plan of subdivision consisting of the following:

Lots/Blocks	Land Use	Area (ha)	Units
Lot 1	Single Detached Dwelling (Freehold)	0.05	1
Block 1	Single Detached Dwellings (Common Element Condominium)	0.73	12
Block 2	Open Space - Walkway	0.14	
Block 3	Open Space - Valley	0.23	
Total		1.15	13 units

3. Draft Plan of Condominium File 19CDM-21V003 to establish a condominium common element road and walkway for the Development, identified as Block “1” on Attachment 6 (‘Draft Plan of Condominium’).
4. Site Development File DA.21.023 to permit the Development, as shown on Attachments 7 to 12.

Vaughan Council previously approved a development containing 28 detached dwelling units on the Subject Lands

Vaughan Council, on October 24, 2017, approved Official Plan Amendment, Zoning By-law Amendment and Site Development Applications (Files OP.15.006, Z.15.035 and DA.16.071) to permit 28 detached dwelling units on the Subject Lands (the ‘Original Proposal’). The Original Proposal included attached private garages and visitor parking areas located in an underground parking structure, and a pedestrian mews located at-grade, all owned and maintained by a future condominium corporation, as shown on Attachment 13.

The three proposed single detached dwellings fronting on Stegman’s Mill Road for the Original Proposal (Units 1, 2 and 28 shown on Attachment 13) were consistent with the residential building heritage styles and materials found in Sections 9.2.1 and 9.10.1 of the Kleinburg Nashville Heritage Conservation District Plan (‘KNHCP’). The proposed dwellings (Units 6, 7 and 8) fronting on Stegman’s Mill Road for the Development maintain the same traditional heritage design, materials, and landscape treatment as the Original Proposal.

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

The City, on August 20, 2021, circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within the extended polling area shown on Attachment 1 and the Kleinburg and Area Ratepayers’ Association. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and two notice signs were installed on the Subject Lands in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council on September 27, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of September 14, 2021, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received by the Development Planning Department and at the Public Hearing:

- Frank Fallico, Kellam Street, Kleinburg, dated September 7, 2021, on behalf of the Napier Street Residents (Napier Street, Kellam Street and John Street), including a petition with 25 signatures
- Matthew Aquino, on behalf of Frank and Liberata Aquino, Napier Street, Kleinburg

The comments provided in-person and in writing at the Public Meeting relate to safety issues at the existing intersection of Napier Street and Stegman's Mill Road, and are addressed in the Development Engineering section of this report.

Previous Reports/Authority

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

[October 24, 2017 Council Meeting \(Original Proposal\)](#)

[September 14, 2021, Committee of the Whole \(Public Meeting\) Item 4, Report No. 41](#)

[October 7, 2021 Heritage Vaughan Meeting, Item 2](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. 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 Development is consistent with the following policies of the PPS:

- Section 1.1.1 - accommodating a market-based range and mix of residential types, and promoting land use planning, growth management and intensification to minimize land consumption and servicing costs
- 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
- Section 1.7 - encouraging a sense of place by promoting well-designed built-form and cultural planning
- Section 1.7.1 b) - encouraging residential uses to respond to dynamic market based needs
- Section 2.1.1 - natural features and areas shall be protected for the long term
- Section 2.6.1 - the conservation of cultural heritage landscapes

The Subject Lands are located within a Settlement Area as defined by the PPS, and within the Urban Boundary on Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'). The Development will contribute to providing growth within a defined Settlement Area with appropriate development standards (Section 1.1.3). The

Development includes a pedestrian walkway within a valleyland buffer area, providing public access to a natural amenity, and incorporates built form and landscape elements that are reflective of the KNHCP (Section 1.7). The Development would zone and convey valleylands into public ownership for its long-term protection (Section 2.1.1) and retain an existing vista into the valleylands adjacent to Bindertwine Park (Section 2.6.1). The Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019, as amended ('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. Vaughan Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Growth Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of existing infrastructure and public service facilities, and less on continuously expanding the Urban Boundary.

The Development is consistent with the policy framework of the Growth Plan, specifically with the following policies:

- Section 2.2.1 - directing growth to Settlement Areas
- Section 2.2.2 - contributing to meeting 40% of residential development within a delineated built-up area by 2031
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents
- Section 4.2.7 - implementing the goals and objectives of the municipal cultural heritage plan, and the conservation of cultural heritage landscapes

The Development directs growth to a Settlement Area, as defined by the Growth Plan, and will contribute to meeting the prescribed 40% of residential development within a delineated built-up area (Sections 2.2.1 and 2.2.2). The Development provides for a housing density to meet the needs of future and current residents while respecting the existing built form in the surrounding neighbourhood (Section 2.2.6). The Development meets the goals and objectives of the KNHCP by retaining an existing vista into the

valleylands adjacent to Bindertwine Park, and proposing an Italianate, Georgian, and Ontario Gothic style buildings prominently located along Stegman's Mill Road (Units 6, 7 and 8 as shown on Attachment 7) (Section 4.2.7). The Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('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. Towns and Villages are intended to have their own unique sense of place and identity, and form part of York Region's intensification strategy through modest growth.

The YROP also encourages pedestrian scaled safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The Development will diversify housing options in the community, provide for an attractive streetscape along Stegman's Mill Road, and create a public amenity through the proposed pedestrian walkway, with the potential for future connections through the existing valley system.

The Development conforms to the following cultural heritage policies of the YROP:

- Section 3.4.4 - to promote heritage awareness and support local municipal efforts to establish Heritage Conservation Districts
- Section 3.4.8 - meeting the City's urban design standards in core historic areas that reflect the areas' heritage, character and streetscape
- Section 3.4.9 - to encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form
- Section 5.5.3 - to revitalize and preserve cultural heritage resources within core historic areas through urban design standards which reflect local heritage, character, and streetscape.

The Development conforms to the policies and guidelines of the KNHCD Plan, as identified in the Heritage Vaughan Committee Report dated October 7, 2021 for the Development prepared by the Development Planning Department, and approved by Vaughan Council on November 16, 2021. The proposed Italianate, Georgian, and Ontario Gothic styles for Units 6, 7, and 8, as shown on Attachment 7 are considered contributing styles to the KNHCD, while the remaining 10 detached units are sympathetic in all architectural aspects and components to the immediate neighbourhood, as well as to the KNHCD. The Development conforms to the YROP.

The Development conforms to VOP 2010

The Subject Lands are located within a “Community Area” and are adjacent to a “Local Centre” as identified on Schedule 1, “Urban Structure” of VOP 2010. The Subject Lands are also designated “Low-Rise Residential” on Schedule 13, “Land Use” in VOP 2010. “Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or by their historical, architectural, or landscape value. “Community Areas” are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes.

The Subject Lands are located within the Kleinburg Core Secondary Plan (“KCSP”), as identified on Schedule 14-B, “Areas Subject to Area Specific Plans” of VOP 2010. The policies of the KCSP are found under Section 12.4 in Volume 2 of VOP 2010. The Subject Lands are designated “Village Residential” by the KCSP and are subject to Exception 12.4.13.4 - “Area C”, which permits 28 dwellings units detached at-grade with a maximum building height of 9.85 m for those dwellings not fronting Stegman’s Mill Road. The maximum building height for dwelling units fronting Stegman’s Mill Road is 9.5 m in accordance with Section 12.4.10.22 of the KCSP.

Section 12.4.4.2 of the KCSP identifies compatibility criteria that directs new development to respect and reinforce the physical character of the Kleinburg Core, and that residential infilling in the Kleinburg Core shall be compatible with, and complementary to, the local lot pattern, size and configuration of adjacent developments.

The Development includes 13 lots for single detached dwellings ranging in lot frontage between 15 m and 20 m and with lot depths of over 30 m. The proposed single detached dwellings measure two-storeys in height, with the three proposed dwellings fronting Stegman’s Mill Road (Units 6, 7, and 8 shown on Attachment 7) measuring 9.5 m in height and the proposed dwellings fronting the proposed private condominium road (Units 1 to 5 and 9 to 13 shown on Attachment 7) measuring 9.85 m.

The proposed lot and building dimensions for the Development maintain a consistent pattern and scale to the existing neighbourhood to the north (Napier Street), which consist of lots generally ranging in frontage between 17 m and 20 m. The Development also provides an appropriate built form transition to the “Local Centre” along Islington Avenue, as identified in VOP 2010, and to the existing mixed-use development located directly west of the Subject Lands (10425 Islington Avenue). On this basis, the Development conforms to the “Community Area” policies of VOP 2010, the compatibility

policies of the KCSP, and site-specific Exception 12.4.13.4 - “Area C” of the KCSP. The Development conforms to VOP 2010.

The Development is consistent with the Urban Design Guidelines for Infill Development

Vaughan Council on October 19, 2016, approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the ‘Guidelines’) to clarify VOP 2010 policy as it applies to low-rise neighbourhoods. The Guidelines are applied to new developments for detached, semi-detached and townhouse units located in a stable Community Area. In accordance with Map 1 of the Guidelines, the Subject Lands are located within a “Community Area” but are not located within a “Large-Lot Neighbourhood” as identified on Schedule 1B of VOP 2010. The Guidelines are also intended to complement, and not conflict with, any applicable Heritage Conservation Districts in the City.

The Development conforms to the policies and guidelines of the KNHCD Plan, as identified in the Heritage Vaughan Committee Report dated October 7, 2021 for the Development prepared by the Development Planning Department and approved by Vaughan Council on November 16, 2021. The Development also conforms to the “Community Area” policies of VOP 2010 and the compatibility policies of the KCSP. The Development conforms to the compatibility criteria for new development in Section 9.1.2.2 of VOP 2010, as further described in Section 4 of the Guidelines, as it reinforces the character of the neighbourhood with regards to lot pattern, size, and configuration, and maintains an appropriate building height for the Kleinburg Area. On this basis, the Development is consistent with the Guidelines.

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

The Subject Lands are zoned “R5 Residential Zone” and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88, and are subject to site-specific Exception 9(1454), which permits 28 detached dwelling units having attached underground garages.

The Owner proposes to rezone the portion of the Subject Lands zoned “R5 Residential Zone” to “R2 Residential Zone” in the manner shown on Attachment 7 to permit the Development. The boundaries of the proposed “OS1 Open Space Conservation Zone” as shown on Attachment 7 remains unchanged from the Original Proposal. The following site-specific zoning exceptions are required to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	“R2 Residential Zone” Requirement	Proposed Exceptions to the “R2 Residential Zone” Requirement
a.	Definition of “Lot”	A parcel of land fronting on a public street separate from any abutting land.	A parcel of land fronting on a public street or private condominium road separate from any abutting land.
b.	Definition of “Street Line”	The dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.	The dividing line between a lot and a street, a private condominium road, or a lot and a reserve abutting a street.
c.	Maximum Front Yard Encroachment for Exterior Stairways	1.8 m	2.5 m
d.	Maximum Rear Yard Encroachment for an Uncovered Deck	1.8 m	1.83 m (Units 1, 2 and 5)
e.	Minimum Lot Area	450 m ²	380 m ² (Unit 4) 337 m ² (Unit 5)
f.	Minimum Front Yard Setback	4.5 m to the dwelling 6.4 m to a garage	4.3 m to the dwelling (Unit 7 only) 6 m to a garage (all lots/units)
g.	Minimum Rear Yard Setback	7.5 m	6 m (Units 1 to 5 and 7 to 13) 1.25 m (Unit 6)
h.	Minimum Interior Side Yard Setback	1.2 m	0.95 m (Unit 1) 0.6 m (Unit 13)

	Zoning By-law 1-88 Standard	“R2 Residential Zone” Requirement	Proposed Exceptions to the “R2 Residential Zone” Requirement
i.	Minimum Exterior Side Yard Setback	4.5 m	2.7 m (Unit 7)
j.	Maximum Lot Coverage	40%	51% (Units 1 to 5 and 9 to 13)
k.	Maximum Building Height	9.5 m	9.85 m (Units 1 to 5 and 9 to 13)
l.	Minimum Landscape Area for Front and Exterior Yards	60%	Shall not apply to Units 1 to 5 and 9 to 13
m.	Maximum Height and Minimum Setback to a Retaining Wall	1 m between two residential lots. A retaining wall exceeding 1 m in height shall be setback a distance equal to its height	1.3 m between two residential lots, with a minimum setback of 0 m

The Development Planning Department supports the above noted site-specific zoning exceptions for the following reasons:

- The Development conforms to the policies and guidelines of the KNHCD Plan, as identified in the Heritage Vaughan Committee Report dated October 7, 2021
- The Development conforms to the “Community Area” policies of VOP 2010 and the KCSP
- The Development conforms to the compatibility criteria for new developments in Section 9.1.2.2 of VOP 2010 with regards to lot pattern, size, and configuration, and maintains an appropriate building height for the Kleinburg Area
- The proposed building heights conform to site-specific Exception 12.4.13.4 - “Area C” of the KCSP
- The proposed definitions, lot area, setbacks and encroachments provide for an appropriate built form that is consistent with the character of the Kleinburg neighbourhood
- The proposed increase in lot coverage is for the proposed units that do not front Stegman’s Mill Road, and will have minimal impact on the existing Stegman’s Mill Road streetscape

- The proposed exceptions regarding landscape and retaining wall height and setbacks are minor in nature and maintain the intent of Zoning By-law 1-88

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

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment. Should Council approve Zoning By-law Amendment File Z.21.020, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of By-law 1-21 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

The Development Planning Department supports the Draft Plan of Subdivision, subject to conditions

The proposed Draft Plan of Subdivision (File 19T-15V007) shown on Attachment 5 is to create one residential development block (Block “1”), one freehold residential lot (Lot “1”) and two open space blocks (Blocks “2” and “3”) to implement the Development. Blocks “2” and “3” consist of lands zoned “OS1 Open Space Conservation Zone” and are intended to be conveyed to a public authority (the Toronto and Region Conservation Authority) as a condition of draft plan of subdivision approval. Block “2” is proposed to include a future 2.5 m wide public walkway via an easement to the City, as shown on Attachment 7.

Prior to the execution of the Site Plan Agreement, the Owner is required to satisfy all conditions of Draft Plan of Subdivision Approval in Attachment 1 and the final Draft Plan shall be registered on title. A condition to this effect is included in Attachment 3.

The Development Planning Department supports the Development, subject to conditions

Site Plan

The site plan shown on Attachment 7 consists of 13 lots for detached dwelling units. The three units proposed to front Stegman's Mill Road (Units 6, 7 and 8) consist of two-storey dwellings that are 9.5 m in height, with "heritage styles" that comply with Section 9.2.1 of the KNHCP. The remaining 10 units (Units 1 to 5 and 9 to 13) consist of two-storey single detached dwellings that are 9.85 m in height. Unit 8/Lot 1, as shown on Attachment 7, consists of one freehold residential lot with direct driveway access to Stegman's Mill Road, and will function separately from the proposed common element condominium units identified as Units 1 to 7 and 9 to 13 on Attachment 7 ('Condominium Units').

Access to the Condominium Units will be via a full-moves access from Stegman's Mill Road. Driveway access for the Condominium Units will be via the common element road identified as "Block 1" on Attachment 6. All units will provide a minimum of four (4) parking spaces per dwelling unit, which exceeds the Zoning By-law 1-88 requirement of three (3) spaces per dwelling unit.

A 1.5 m sidewalk is proposed on the west side of the common element road. A future 2.5 m public walkway through lands zoned "OS1 Open Space Conservation Zone" (Block 2, as shown on Attachment 7) is proposed to connect from an existing sidewalk on Stegman's Mill Road to the Development, with a potential future connection to the existing trail on the Kleinburg Public School lands located south of the Subject Lands. A Canada Post community mailbox is proposed at the rear of the development via a proposed hammerhead.

Landscape Design

The landscape plan shown on Attachment 8 consists of a mix of deciduous and coniferous trees, sod, perennials and shrubs. Extensive and large growth plantings are proposed within the Stegman's Mill right-of-way and within "Block 2" on each side of the proposed 2.5 m public walkway, as shown on Attachment 8. The proposed 2.5 m public walkway will be terraseeded and left to naturalize until it is designed and constructed by the City at a future date.

A 1 m high picket fence with decorative stone wall is proposed for Unit 8. Direct pedestrian access from Stegman's Mill Road to Units 6 and 7 will be via concrete walkways. A 1.8 m high wooden screen fence is proposed along the west side of the Development. A 1.5 m high black chain-link fence is proposed along the south side of the Development and the rear lots of Units 1 to 6 located adjacent to the valleyland open space area and public walkway. Armourstone seating areas are also proposed within the public walkway

Building Elevations

The proposed building elevations are shown on Attachments 9 and 10. The three proposed single detached dwellings fronting on Stegman's Mill Road (Units 6, 7 and 8) shown on Attachment 9 are consistent with the residential building heritage styles and materials found in Sections 9.2.1 and 9.10.1 of the KNHCP, and maintain the same traditional heritage design, materials, and landscape treatment as the Original Proposal. The units are designed as Ontario Gothic (Unit 6), Georgian (Unit 7), and Italianate (Unit 8) architecture with materials and proportions replicating those of the original era. These three buildings are positioned prominently along Stegman's Mill Road as it enters the Kleinburg Village, to define and underscore the heritage values of the village.

The remaining 10 dwellings (Units 1 to 5 and 9 to 13) are contemporary representations of the Edwardian and Late Victorian styles, as shown on Attachment 10, with modern construction materials used in heritage applications to maintain a decorum in keeping with the policies of the KNHCP. This includes brick, precast stone and hardie panel trim.

The Development Planning Department is satisfied with the Development. The final site plan, building elevation plans, landscape plan, photometric plan and landscape cost estimate must be approved prior to the execution of the Site Plan Agreement. In addition, the Draft Plan of Subdivision must be registered prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 3.

The Cultural Heritage Division of the Development Planning Department and Heritage Vaughan Committee supports the Development

The three existing dwellings located on the Subject Lands are designated under Part V of the *Ontario Heritage Act* as part of the KNHCD, but are not considered to be contributing buildings. The Owner has submitted a Cultural Heritage Impact Assessment ('CHIA') prepared by ERA Architects Inc. and dated October 27, 2016.

The Cultural Heritage Division of the Development Planning Department has reviewed the CHIA and is satisfied the Development conforms to the policies and guidelines of the KNHCP. The landscape plan shown on Attachment 8 also incorporates a heritage

commemoration plaque to further enhance the heritage value of the Development. The plaque includes information regarding the KNHCP and the associated heritage architectural styles that contribute to the Kleinburg community. The maintenance and conservation of the commemorative heritage plaque and enhanced landscaping along the Stegman's Mill Road right-of-way shall be the responsibility of the future Condominium Corporation. Conditions to this effect are included in Attachments 2 and 3.

The Heritage Vaughan Committee, on October 7, 2021 endorsed the recommendations of the Cultural Heritage Division to approve the Development. Vaughan Council, on November 16, 2021, approved the recommendations of the Heritage Vaughan Committee.

The Development Planning Department supports the Draft Plan of Condominium, subject to conditions

The Draft Plan of Condominium (Common Element) shown on Attachment 6 consists of one common element condominium road (Block "1") to provide access and frontage to the Condominium Units. The Condominium Units will consist of freehold lots tied to the common element condominium road ("Parcels of Tied Land"). The Draft Plan of condominium is consistent with the proposed site plan shown on Attachment 7. The Development Planning Department has no objection to the Application, subject to the Conditions identified in Attachment 2.

An Exemption from Part Lot Control Application is required to implement the Development

Should the Applications be approved, an Exemption from Part Lot Control Application will be required to create the Condominium Units tied to the common element condominium ("Parcels of Tied Land") for future ownership.

The Development meets the Bronze Sustainability Threshold Score

The Owner has submitted a completed Sustainability Scoring Tool dated October 15, 2021, in support of the Development. The Sustainability Scoring Tool demonstrates an Overall Application Score of 33 for the Draft Plan of Subdivision, and an Overall Application Score of 31 for the Site Plan, which both meet the minimum required Bronze Sustainability Threshold Score. The Development includes the following sustainable features:

- A publicly accessible pedestrian walkway to enhance walkability throughout the Subject Lands and the Kleinburg Neighbourhood
- LED lighting throughout the Development

- The Subject Lands are in proximity to existing transit stops (Nashville Bus Stop 3359 and Islington Bus Stop 3365)
- The Subject Lands are located within 400 m from the existing Bindertwine Park

The Development Engineering Department has no objection to the Applications, subject to conditions

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

Municipal Servicing

The Owner has submitted a Functional Servicing and Stormwater Management report prepared by Valdor Engineering Inc. and dated October 2021 ('Servicing Report') in support of the Applications. Sanitary servicing for the Development is proposed via a 200 mm connection from a new proposed sanitary manhole located within Stegman's Mill Road. The Subject Lands will be serviced with domestic and fire water by a 200 mm connection to the existing 200 mm watermain located on Stegman's Mill Road.

The Development will be serviced by a 100 mm domestic watermain. A separate sanitary and water connection is proposed for the free hold lot fronting Stegman's Mill Road, identified as Lot "1" on Attachment 5.

The City's Focus Area Core Servicing Strategy dated December 2017 and Interim Servicing Study ('ISS') dated May 2021 identify surcharging in several segments of the existing sanitary sewer on Nashville Road and Islington Avenue, located downstream of the Development. Surcharging is not permitted in accordance with City criteria; however, based on the conclusions of the City's ISS and associated flow monitoring data, the Development may be adequately serviced in the interim with minimal surcharging to the City's existing downstream sanitary sewers.

The Infrastructure Planning and Corporate Asset Management ('IPCAM') Department requires a one-time financial contribution in the amount of \$85,944, representing the Owner's proportionate share of the Kleinburg area sanitary sewer improvements. The contribution amount of \$85,944 is the Owner's share of the cost of improvements to the Nashville Road and Islington Avenue sanitary sewers as identified in the Core Servicing Strategy based on a cost per person equivalent. (Cost per person = \$1,652.77, 52 persons x \$1,652.77 = \$85,944). A condition to this effect is included in Attachment 3.

Stormwater Management

Storm drainage for the Development is proposed via a storm service connection from the existing storm control manhole located within Stegman's Mill Road. This manhole is

proposed to be replaced with a larger diameter 1800 mm manhole to facilitate the new 300 mm connection. An additional manhole is proposed to be installed within Stegman's Mill Road to allow for drainage to be conveyed from the control manhole located on the property line. Internal storm sewers, foundation drain collection system, catch basins and orifices are proposed for the Development to maintain the allowable storm sewer discharge rates. The storm sewer system including the rear lot catch basins will be owned and maintained by the future Condominium Corporation.

Transportation

Access to the Development, including the proposed freehold "Lot 1" as shown on Attachment 5, is from Stegmans Mill Road. The proposed driveway entrance for the Condominium Units remains unchanged from the Original Proposal. An access analysis was submitted by LEA Consulting dated April 26, 2017 for the Original Proposal of 28 detached units. The DE Department can support the Development as the findings of the report show acceptable transportation impacts to the transportation network.

Comments received at the Public Meeting for the Applications related to safety issues and sightline concerns at the existing intersection of Napier Street and Stegman's Mill Road. The Transportation and Fleet Management Services Department is currently undertaking a separate study for the intersection of Napier Street and Stegman's Mill Road. The study will include a traffic operations and safety review at the intersection of Stegman's Mill Road and Napier Street, and will assess the feasibility of closing all or part of Napier Street at Stegman's Mill Road, in addition to identifying appropriate traffic calming measures for the area, as applicable.

Grading

The existing topography of the Subject Lands slopes from east to west from an elevation of 219 m to 209.40 m. To support the flat grading proposed for the Development, a retaining wall is proposed to span most of the west and south property lines, as shown on Attachment 7. Sections of a 3 to 1 slope are proposed along the east side of the Subject Lands to match existing elevations at the property lines. Internal roads and individual lots are proposed to be graded within 2% to 5%, in accordance with City standards. The Development has been graded to contain surface drainage within the Subject Lands. All residential units are proposed to be split-drained, with rear drainage being conveyed to rear lot catch basins to capture drainage and direct it to the common element stormwater system.

Erosion and Sediment Control

Although a variety of erosion control best management practice manuals are available, the Erosion & Sediment Control Guidelines for Urban Construction (December 2006)

guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the aforementioned document.

Environmental Engineering

Given that no lands are being conveyed to the City and no change in use has occurred since the last ESA reports were prepared and reviewed from the Original Proposal, the DE Department is satisfied with the submitted ESA documentation.

Noise Assessment

The Owner has submitted a Noise Feasibility Study prepared by HGC Engineering, dated April 18, 2021 ('Noise Study'). The Noise Study recommends noise control measures including mandatory air conditioners for the units fronting onto Stegman's Mill Road and site-specific warning clauses included in the implementing Site Plan Agreement. The DE Department must approve the final Noise Study. Conditions to this effect are included in Attachments 1 to 3.

Prior to registration of the Draft Plan, the Owner is required to satisfy all DE Draft Plan conditions identified in Attachment 1.

Prior to the execution of the Site Plan Agreement, the DE Department must approve the final site servicing and grading plan, erosion control plan, Servicing Report and Noise Study. Conditions to this effect are included in Attachment 3.

Sewage and Water Allocation is available for the Development

On December 10, 2021, Vaughan Council endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. Accordingly, servicing capacity for the Development is available and unrestricted. An allocation resolution is included in the Recommendations of this report.

The Toronto and Region Conservation Authority has no objection to the Applications, subject to conditions

The TRCA has reviewed the Applications and can support the Development subject to conditions identified in Attachments 1 and 3.

Through the approval of the Original Proposal, the staked limit of the valley corridor traversing the eastern portion of the Subject Lands was confirmed. In addition, the valleyland and associated Vegetation Protection Zone ('VPZ') were zoned "OS1 Open Space Conservation Zone" as part of the approval for the Original Proposal. The lands

currently zoned “OS1 Open Space Conservation Zone” as shown on Attachment 4 contain the valleyland feature and is proposed to remain unchanged. As part of the Original Proposal, the valleyland and VPZ, identified as Blocks 2 and 3 on Attachment 5, were to be conveyed to the Toronto and Region Conservation Authority (‘TRCA’) with an easement in favour of the City for the proposed public walkway.

Blocks “2” and “3”, as shown on Attachment 5, shall be conveyed to the TRCA to ensure their long-term protection, and an easement in favour of the City shall be registered to permit the proposed future 2.5 m wide public walkway. Conditions to this effect are included in Attachments 1 and 3.

The Source Protection Plan (‘SPP’) under the *Clean Water Act, 2006*, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (‘CTC’) Source Protection Region took effect on December 31, 2015. The Subject Lands are located in a vulnerable area referred to as a Wellhead Protection Area (‘WHPA-Q2’). In accordance with the REC-1 policy of the CTC SPP, new development and site alteration under the Planning Act is required to implement best management practices, such as Low Impact Development (‘LID’), with the goal of maintaining predevelopment recharge. Based on the TRCA’s comments dated July 2, 2021 for the Applications, the Owner has met the REC-1 policy of the CTC SPP.

The Parks, Forestry and Horticulture Department has no objection to the Applications, subject to conditions

The Parks, Forestry and Horticulture Department has no objection to the Applications subject to the installation of appropriate tree protection fencing during construction of the Development.

Based on the City’s Tree Replacement Requirements, a total of 113 trees are required to be replanted on the Subject Lands. According to the Arborist Report prepared by Davey Resource Group and dated April 27, 2021, 113 qualifying trees are proposed for replanting. If more replacement trees are required than can reasonably be accommodated on the Subject Lands, a ‘cash-in-lieu’ payment may be made to the Forestry Tree Reserve Fund to fund tree planting on public properties within the Kleinburg Community. The Owner, on May 28, 2021, entered into a Tree Protection Agreement with the City.

A Private Property Tree Removal and Protection Permit Application was submitted for the removal of shared trees with the adjacent property to the south of the Development located at 10391 Islington Avenue (the Kleinburg Public School). The Parks, Forestry and Horticulture Department will review the tree removal application form and issue a

permit once all requirements have been met. The City has received a letter of authorization by the York Region District School Board ('YRDSB'), the owners of 10391 Islington Avenue, to authorize the Owner to apply for a Private Property Tree Removal and Protection Permit Application on their behalf.

The Policy Planning and Special Programs Department has no objection to the approval of the Applications, subject to Conditions

The Policy Planning and Special Programs Department has no objection to the Applications. However, all applications, regardless of their location, are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry ('MNRF'). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 3.

The Parks Infrastructure Planning Department has no objection to the Applications, subject to conditions

The Parks Infrastructure Planning Department ('PIPD') has no objections to the Applications, subject to conditions and warning clauses identified in Attachments 2 and 3.

The Development includes a 2.5 m wide public walkway located within the valleylands, as shown on Attachment 7. The PIPD has no objections to the proposed public walkway subject to the following conditions:

- The proposed public walkway will be designed and constructed by the City at a future date;
- The public walkway will be a minimum of 2.5 m in width and may increase to 3 m as grades permit;
- The area in which the proposed public walkway is located is to be terraseeded and left to naturalize;
- Planting/restoration plans may be revised to take into account the proposed alignment of the public walkway, if necessary; and
- That an easement in favour of the City, for the purposes of constructing, operating and maintaining the public walkway be registered.

Conditions to this effect are included in Attachment 3.

The Environmental Services Department, Solid Waste Management Division has no objection to the Development

The Site Plan shown on Attachment 7 identifies a hammer head turnaround along the south side of the Subject Lands for waste and emergency vehicle turnaround. Waste and recycling pick-up is proposed to be collected at the end of the driveway for each

dwelling unit. Waste and recycling will be picked up privately. The Environmental Services Department, Solid Waste Management Division has no objections to the proposed waste management plan for the Development. The Site Plan Agreement will include a standard clause requiring private waste collection services for the Development.

The Environmental Services Department, Solid Waste Management Division advise that the future Condominium Corporation may be eligible for municipal waste collection services upon a successfully completed application; however, should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal waste collection services, all waste collection services shall remain to be privately administered and shall be the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment 3.

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 Dedication 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 Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Development Charges are Applicable to the Development

The owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development Charges is included as a standard condition in the Draft Plan of Subdivision conditions, Condominium Agreement, and Site Plan Agreement.

Canada Post has no objection to the Development, subject to Conditions of Approval

The Development includes a community mailbox along the south side of the Subject Lands adjacent to Unit 1, as shown on Attachment 7. Canada Post has no objection to the Development subject to conditions of approval included in Attachment 1.

The School Boards have no objection to the Development

The York Region District School Board and York District Catholic School Board have no objection to, or any conditions of approval for the Applications, and will not require a new school for the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

Other external agencies and various utilities have no objection to the Development

The Owner is required to satisfy all requirements of Alectra Utilities, Enbridge Gas, Bell Canada, and Hydro One for the Development. Conditions to this effect are included in Attachments 1 to 3.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Applications subject to their conditions identified in Attachments 1 and 3. The Owner shall satisfy all requirements of York Region prior to the registration of the Draft Plan and execution of the Site Plan Agreement.

Conclusion

The Applications have been reviewed in consideration of the policies of the PPS, Growth Plan, YROP 2010, VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies, and the area context. The Development Planning Department is satisfied that the Applications are consistent with the PPS, conforms to the Growth Plan, YROP 2010, and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can support approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachments 1 to 3.

For more information, please contact Mark Antoine, Senior Manager of Development Planning, at extension 8212.

Attachments

1. Conditions of Draft Plan of Subdivision Approval (File 19T-21V005)
2. Conditions of Draft Plan of Condominium Approval (19CDM-21V003)
3. Conditions of Site Plan Approval (File DA.21.023)
4. Context and Location Map
5. Draft Plan of Subdivision File 19T-21V005
6. Draft Plan of Condominium File 19CDM-21V003
7. Site Plan and Proposed Zoning
8. Landscape Plan
9. Building Elevations Facing Stegman's Mill Road (Unit 6, 7 and 8)
10. Typical Building Elevations Facing Private Road (Units 1-3, 9-13)
11. Rendering (Fronting Stegman's Mill Road)

- 12. Rendering (Fronting Private Road)
- 13. Approved Site Plan – File DA.16.071

Prepared by

Mark Antoine, Senior Manager of Development Planning, ext. 8212.
Nancy Tuckett, Director of Development Planning, ext. 8529.

Approved by



Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

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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ATTACHMENT NO. 2

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
FILE 19CDM-21V003 ('PLAN')
KLEINBURG VILLAGE DEVELOPMENT CORP. ('OWNER')
VICINITY OF STEGMANS MILL ROAD AND ISLINGTON AVENUE**

CITY OF VAUGHAN ('CITY')

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-21V003, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Condominium prepared by KLM Planning Partners Inc, Drawing No-21:1, dated October 13, 2021.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions with respect to such matters as landscaping and site development, and any other matters that the City may consider necessary that may be outstanding as part of related Site Development File DA.21.023.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
5. Prior to final approval of the Plan, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
7. Prior to final approval of the Plan, the Owner shall confirm to the Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required,

until each unit covered under this Condominium Agreement is separately assessed.

8. The following provisions shall be included in the Condominium Agreement:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) The Owner and/or Condominium Corporation shall supply, install and maintain a centralized mailbox facility to the satisfaction of Canada Post;
 - c) Waste and recycling collection as approved by the Environmental Services Department and snow ploughing/removal will be privately administered and shall be the responsibility of the Condominium Corporation; and
 - d) Upon a successfully completed application, a site inspection, and the execution and registration of an Agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation
9. The Owner shall include the following warning clauses in the Condominium Declaration, advising the purchasers or tenants that:
 - i) "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.";
 - ii) "The *Telecommunications Act* and 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.";
 - iii) "Mail delivery will be from a designated community mailbox as per the requirements of Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its sales office.";

- iv) "The Owner has made a contribution towards recycling and green bin containers for each residential unit as a requirement of this development agreement. The City of Vaughan has taken this contribution from the Owner to off-set the cost for the recycling and green bin containers, therefore, direct cash deposits from the Purchasers to the Owner for recycling and green bin containers is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the Purchasers to participate in the City of Vaughan's waste diversion programs and obtain their recycling and green bin 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";
- v) "This development will be serviced by a private waste and recycling collection system and snow ploughing/removal services."; and
- vi) "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."
- vii) "Purchasers and/or tenants are advised that the maintenance of the Commemorative Heritage Plaque and enhanced landscaping along the Stegman's Mill Road right-of-way shall be the responsibility of the future Condominium Corporation"

10. The following noise warning clauses shall be included in Offers of Purchase and Sale or Lease and in the future Condominium Agreement and Declaration for Units 6, 7 and 8:

- i) "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."
- ii) "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.)”

11. The following noise warning clauses shall be included in Offers of Purchase and Sale or Lease and in the future Condominium Agreement and Declaration for Units 10-13 and 1-4:
 - i) “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.”

York Region Conditions

12. Prior to final approval of the Plan, the Owner shall satisfy the following conditions, to the satisfaction of York Region:
 - a) Prior to final approval, the Owner shall provide confirmation that all of the conditions of Site Plan Approval under Regional File No. SP.21.V.0128 have been satisfied.
 - b) Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property under Regional File No. SP.21.V.0128.
 - c) Prior to final approval, the Owner shall provide confirmation that all Transfers and Obligations have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.

Utilities Condition

13. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of any such facilities or easement(s) at their own cost.

Canada Post Condition

14. The Owner and/or Condominium Corporation shall install and maintain a centralized mailbox facility to the satisfaction of Canada Post.

Clearances

15. The City of Vaughan Development Planning Department shall advise in writing that Conditions 1 to 11 have been satisfied.
16. York Region shall advise the Development Planning Department in writing that Condition 12 has been satisfied.
17. Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, and Rogers Communications Inc. shall advise the Development Planning Department in writing that Condition 13 has been satisfied.
18. Canada Post shall advise the Development Planning Department in writing that Condition 14 has been satisfied.

Attachment 3 – Conditions of Approval
Site Development File DA.21.023 (Kleinburg Village Development Corp.)

1. THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate and lighting plan.
 - b) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, Noise Report, and Functional Servicing and Stormwater Management Report.
 - c) The Owner shall provide the required technical documents for external works pertinent to the service connections for the Subject Lands, including, but not limited to, general notes, plan and profiles, erosion and sediment control, composite utilities, and temporary traffic control plans, to the satisfaction of the Development Engineering Department.
 - d) The Draft Plan of Subdivision File 19T-21V005 shall be registered on title in the Land Registry Office.
 - e) The Owner shall provide the City a one-time financial contribution in the amount of \$85,944.00. This represents the Owner's proportionate share of the required sanitary sewer system improvements in the Kleinburg-Nashville service area. The calculation is based on sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy.
 - f) The Private Property Tree Removal and Protection Permit Application submitted for the removal of trees for the adjacent property to the south of the Subject Lands, being 10391 Islington Avenue (the Kleinburg Public School) shall be approved by the Parks, Forestry and Horticulture Operations Department.
 - g) The Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law, as amended.
 - h) The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division. The Owner shall also agree in the Site Plan Agreement that the development will have private waste collection services.
 - i) The Owner shall convey the valleylands and open space buffer area zoned "OS1 Open Space Conservation Zone" into public ownership (i.e. the Toronto and Region Conservation Authority) free of all charges and encumbrances.
 - j) The Owner shall satisfy all requirements of the Parks Infrastructure Planning and Development Department, including the following:

Attachment 3 – Conditions of Approval
Site Development File DA.21.023 (Kleinburg Village Development Corp.)

- i) The Owner shall agree in the site plan agreement to erect a 1.8 m high black vinyl chain link fence barrier for any lots/blocks that abut the adjacent open space block.
 - ii) The planting/compensation planting plan be adjusted/revised, if required, to account for the future pedestrian walkway/trail located within the valleylands.
 - iii) The Owner shall convey a Blanket Easement (the “Blanket Easement”) over the open space / valley lands, zoned “OS1 Open Space Conservation Zone” (“the Blanket Easement Lands”), in favour of the City of Vaughan for the purposes of public access and the construction and maintenance of a future public trail/walkway (the “Public Trail/Walkway”) over the portion of the Blanket Easement Lands.
 - k) The Owner shall satisfy all requirements of York Region relating to File SP.21.V.0128.
 - l) The Owner shall satisfy all requirements from Canada Post, Alectra Utilities Corporation, Enbridge Gas Inc., Bell Canada and Hydro One.
 - m) The Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) For all Offers of Agreement of Purchase and Sale or Lease for any Lots/Blocks adjacent to the Open Space Block:

"Purchasers and/or tenants are advised that a multi-use recreational trail/walkway/trailhead will be constructed behind or adjacent to the lot in the future and that lighting and noise should be expected from the use, operation and/or maintenance of this trail system."
 - b) For all Offers of Agreement of Purchase and Sale or Lease for any Lots/Blocks

"Purchasers and/or tenants are advised that the maintenance of the Commemorative Heritage Plaque and enhanced landscaping along the Stegman's Mill Road right-of-way shall be the responsibility of the future Condominium Corporation"

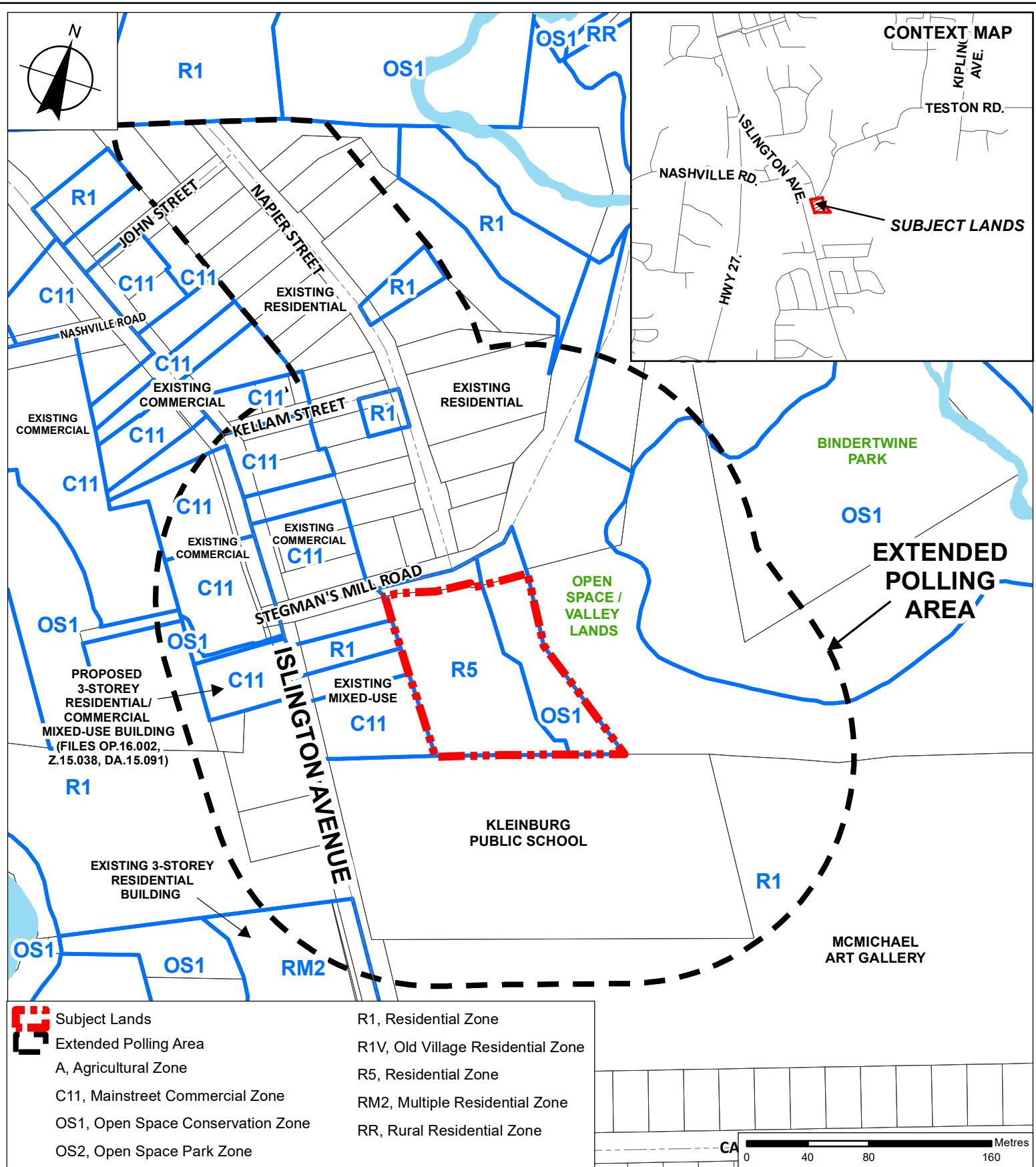
Attachment 3 – Conditions of Approval
Site Development File DA.21.023 (Kleinburg Village Development Corp.)

- c) “In cooperation with the Owner, the City may choose to unveil the Commemorative Heritage Plaque at a future ceremony involving the Public”
- d) “The Owner agrees that any subsurface infrastructure shall be situated within the Parcels of Tied Land (“POTLs”) of the proposed units fronting onto the common element condominium road pursuant to the Site Plan Agreement and schedules, and the condominium declaration shall require the Condominium Corporation to maintain and manage the subsurface infrastructure and reserve a right of entry for the Condominium Corporation onto those POTLs to carry out such obligations.”
- e) “Prior to the Owner carrying out and constructing the works relating to the approved Site Plan Agreement and Site Development File DA.21.023, the Owner shall provide to the Development Engineering Department written confirmation from a Professional Engineer (as defined by the *Professional Engineers Act, R.S.O. 1990, c.P.28*, as amended) to the Development Engineering Department confirming that the construction and alignment of any of the retaining walls depicted within the approved Site Plan Agreement and Site Development File DA.21.023, will not encroach into any abutting properties. Notwithstanding the foregoing, retaining wall encroachments shall only be permitted for construction purposes if the Owner obtains written consent from the abutting property owner(s) in a form satisfactory to Vaughan.”
- f) “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
 - i. archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
- g) “Prior to commencement of any work on the Lands, the Owner shall arrange a preconstruction meeting with representatives of the Vaughan Development, Inspection and Lot Grading Division of the Development Engineering Department to advise Vaughan of the intended construction schedule, contact names and telephone numbers and details of means to

Attachment 3 – Conditions of Approval
Site Development File DA.21.023 (Kleinburg Village Development Corp.)

protect and maintain clean roadways, municipal services and properties beyond the Lands.”

- h) “Prior to the discharge of any water originating from a source other than Vaughan’s water supply, including water originating from groundwater accumulating or collected on private lands (“Private Groundwater Discharge”) to Vaughan’s storm sewer system, the Owner shall obtain a Discharge Approval for ground water discharge (“Discharge Approval”) from Vaughan, if required by Vaughan.
- i. The Owner shall install all works to carry out the Private Groundwater Discharge (“Discharge and Related Works”) in accordance with the terms and conditions of the Discharge Approval, all to Vaughan’s satisfaction
 - ii. The Owner shall ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating to Vaughan’s satisfaction.”
- i) “the Condominium Corporation shall be responsible for the regular cleaning and maintenance of all catch basins, area drains, Oil Grit Separator, and sewers within the lands.”
- j) “The Owner shall abide by the requirements of the Endangered Species Act (2007) and the Migratory Birds Convention Act (1994) prior to the removal of any tree. The Owner shall complete an information request form and submit it to the Ministry of Natural Resources and Forestry for confirmation of any potential Species at Risk on the Subject Lands.”



Context and Location Map

LOCATION: Part of Lot 24, Concession 8
357, 365, and 375 Stegman's Mill Road

APPLICANT:
Kleinburg Village Development Corp.

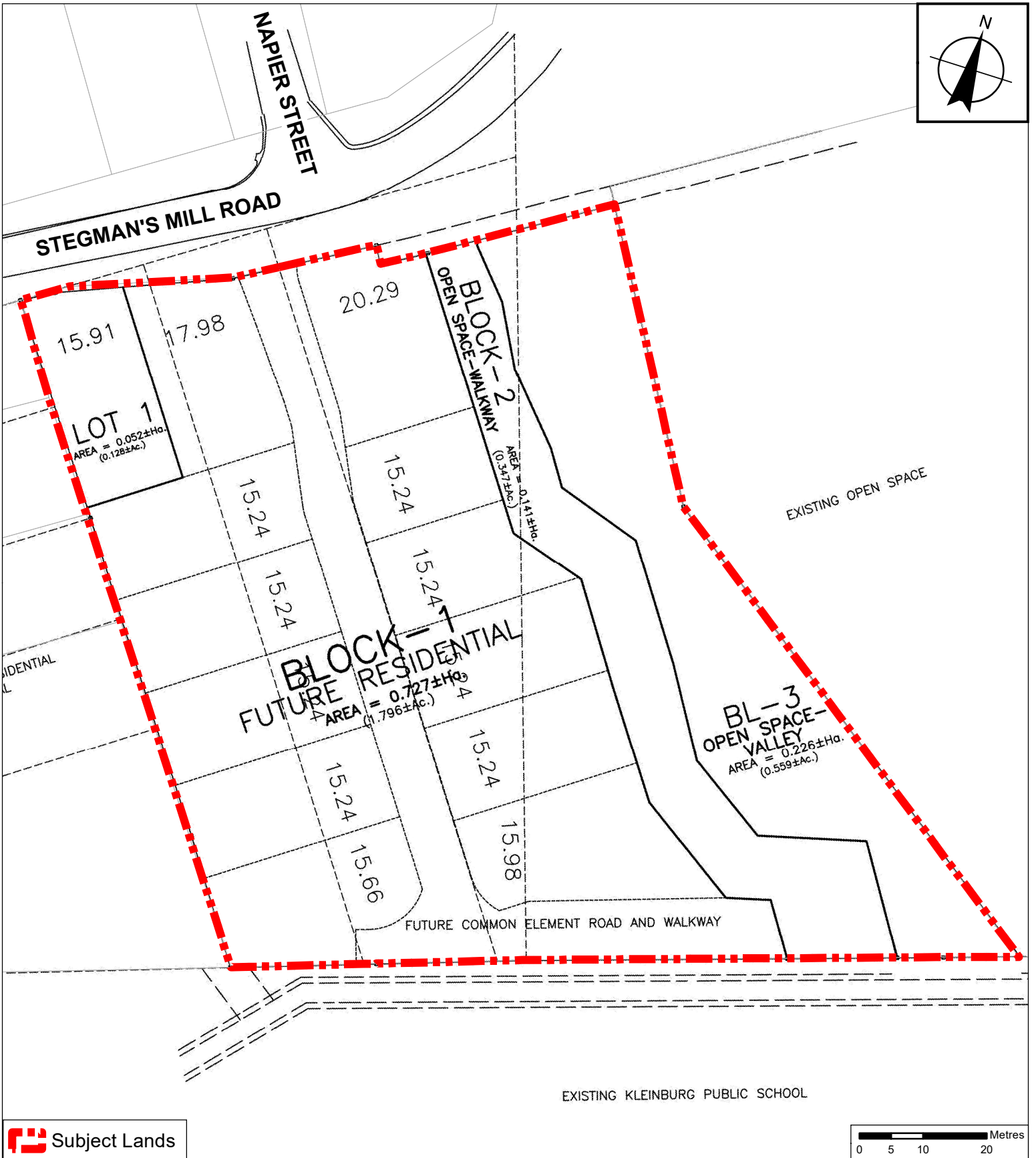


Attachment

FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

4



Draft Plan of Subdivision **File 19T-21V005**

LOCATION: Part of Lot 24, Concession 8
357, 365, and 375 Stegman's Mill Road

APPLICANT: Kleinburg Village Development Corp.

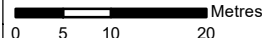
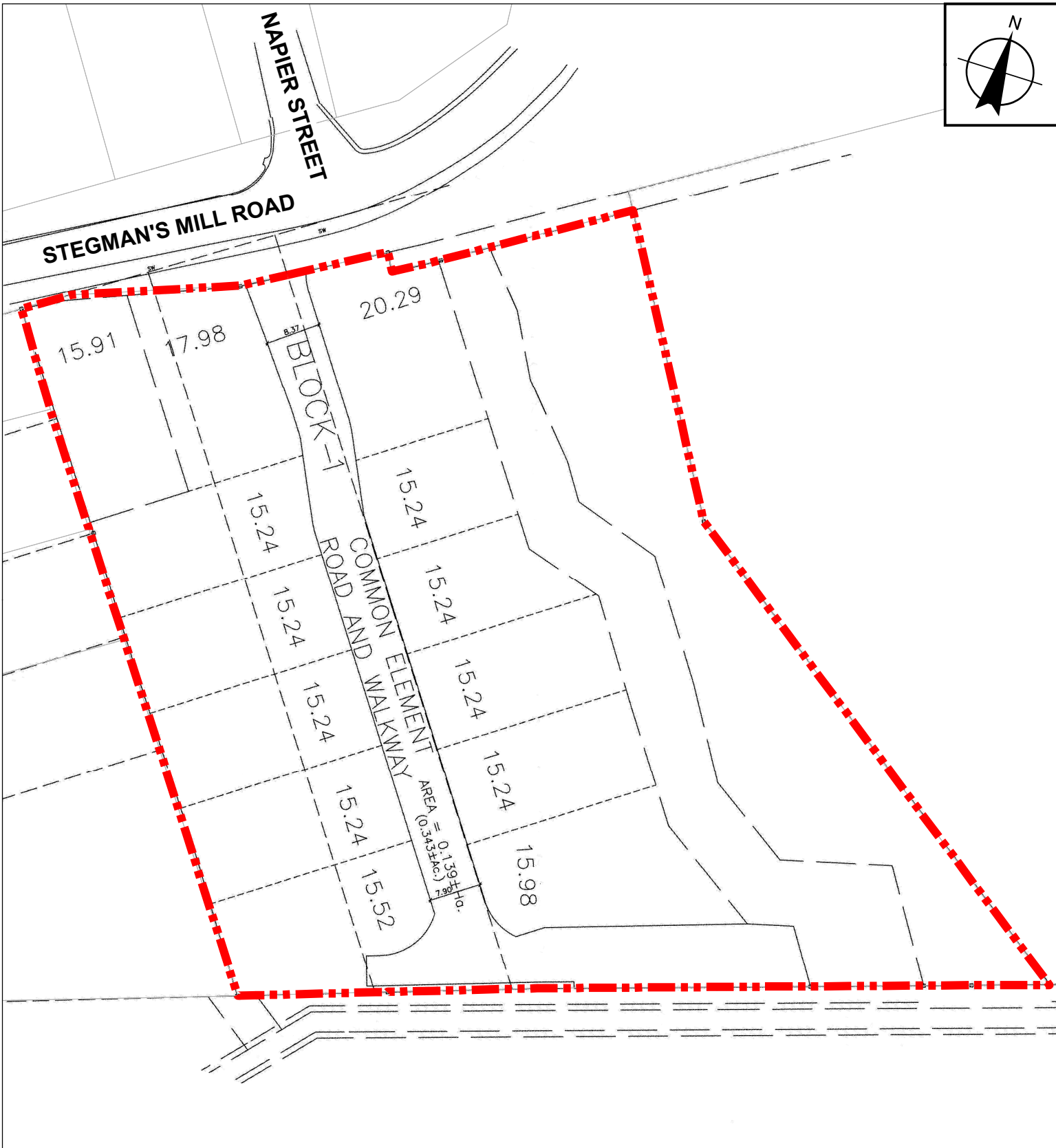


Attachment

FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

5



LOCATION: Part of Lot 24, Concession 8
357, 365, and 375 Stegman's Mill Road

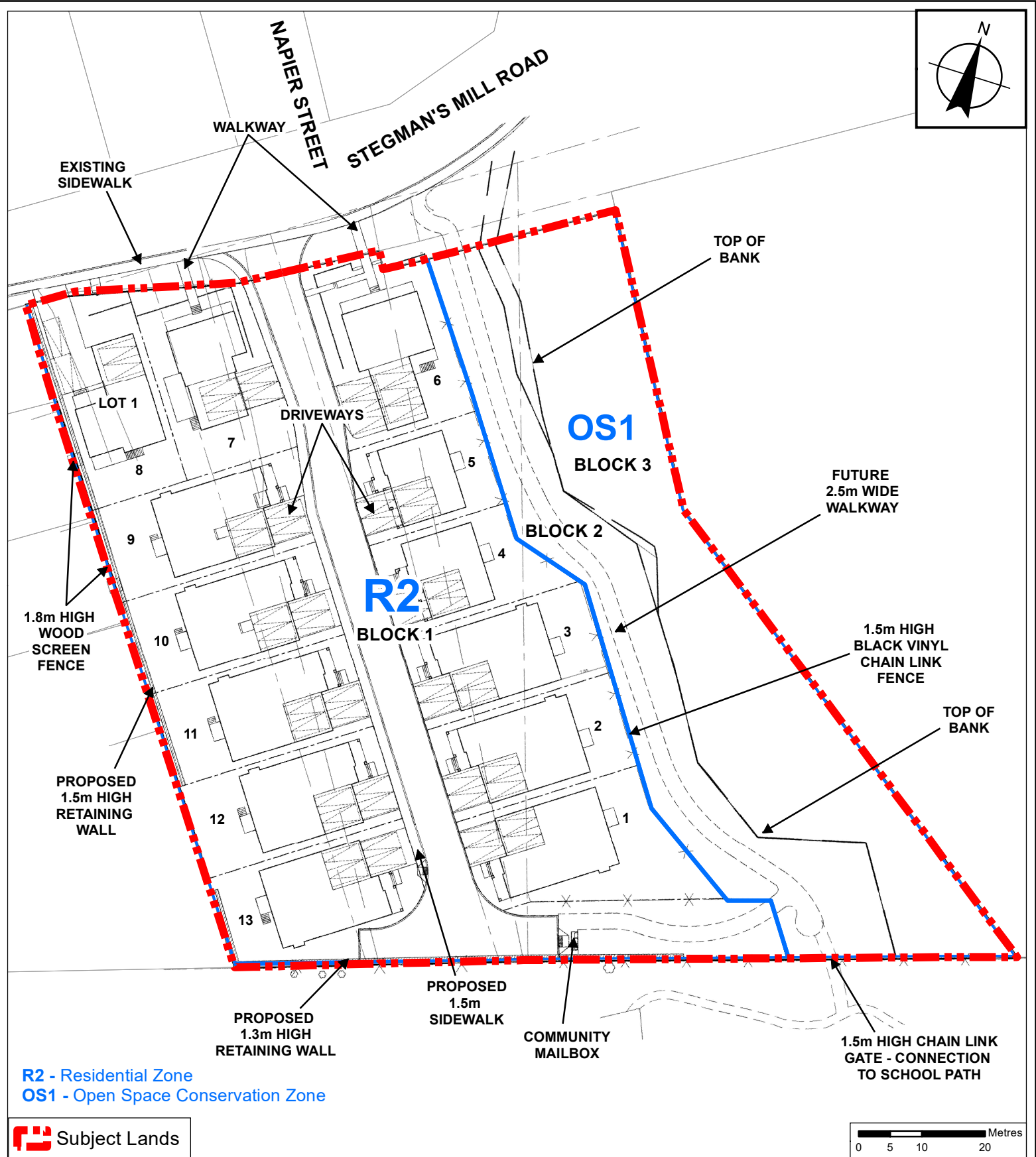
APPLICANT: Kleinburg Village Development Corp.



FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

6



Site Plan and Proposed Zoning

LOCATION: Part of Lot 24, Concession 8
357, 365, and 375 Stegman's Mill Road

APPLICANT:
Kleinburg Village Development Corp.

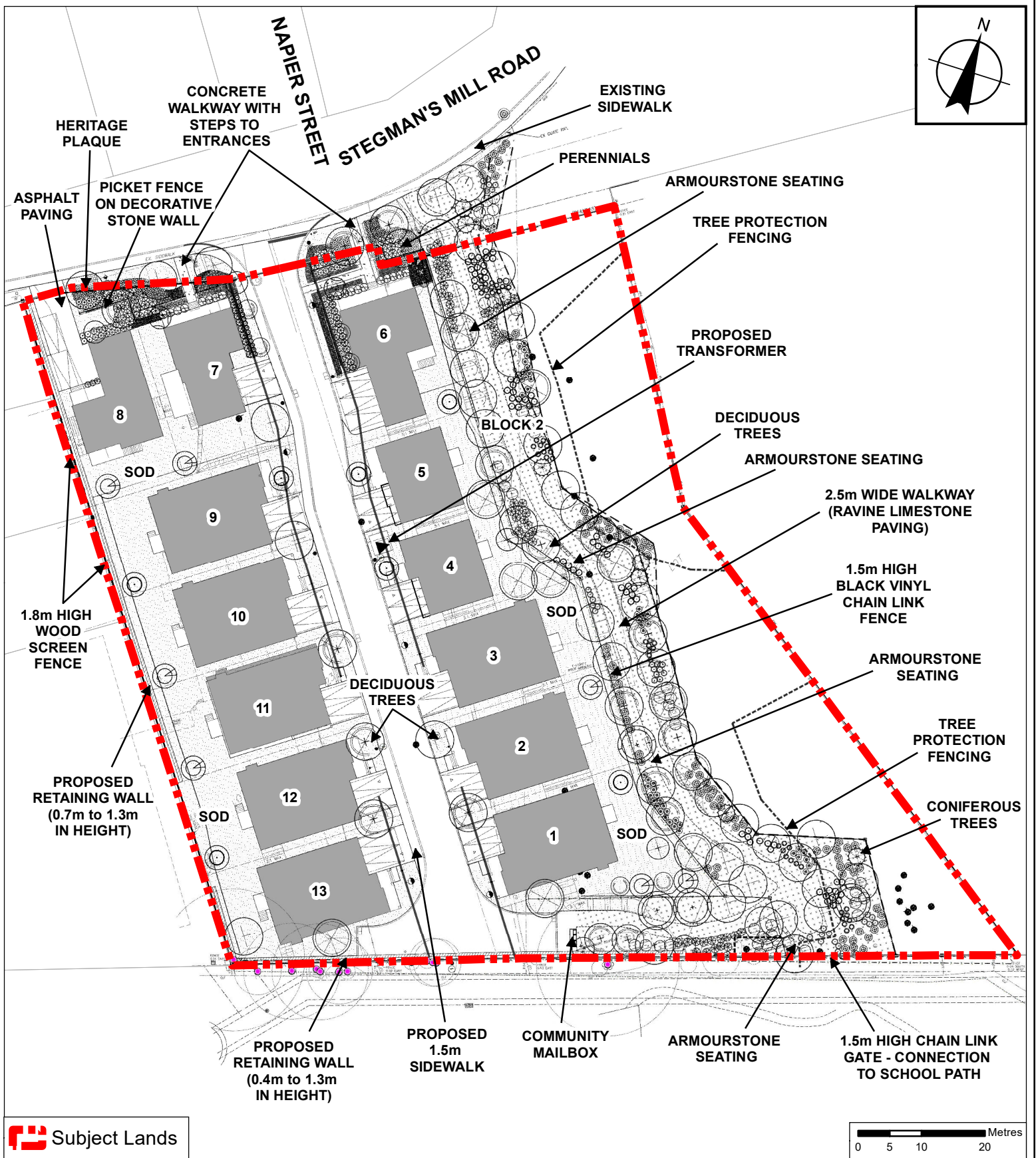


Attachment

FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

7



Landscape Plan

LOCATION: Part of Lot 24, Concession 8
357, 365, and 375 Stegman's Mill Road

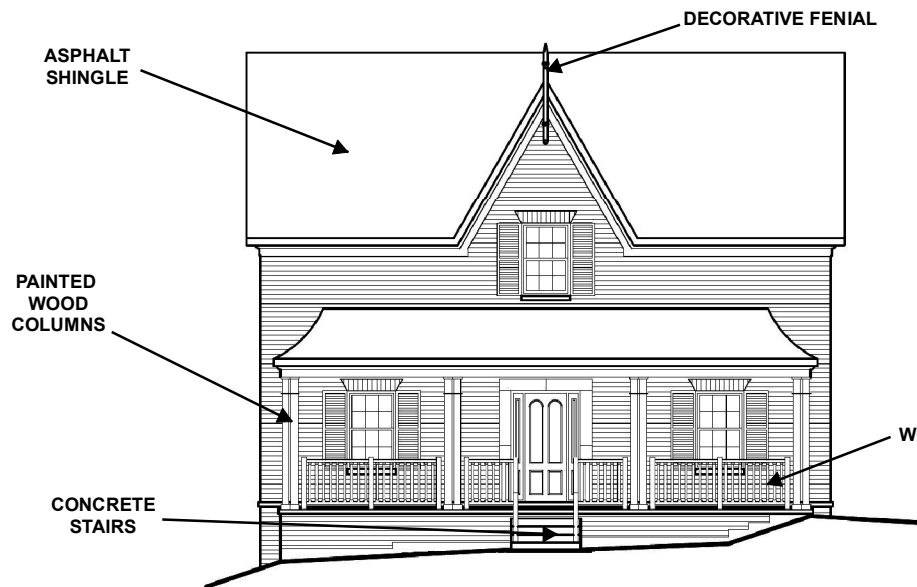
APPLICANT:
Kleinburg Village Development Corp.



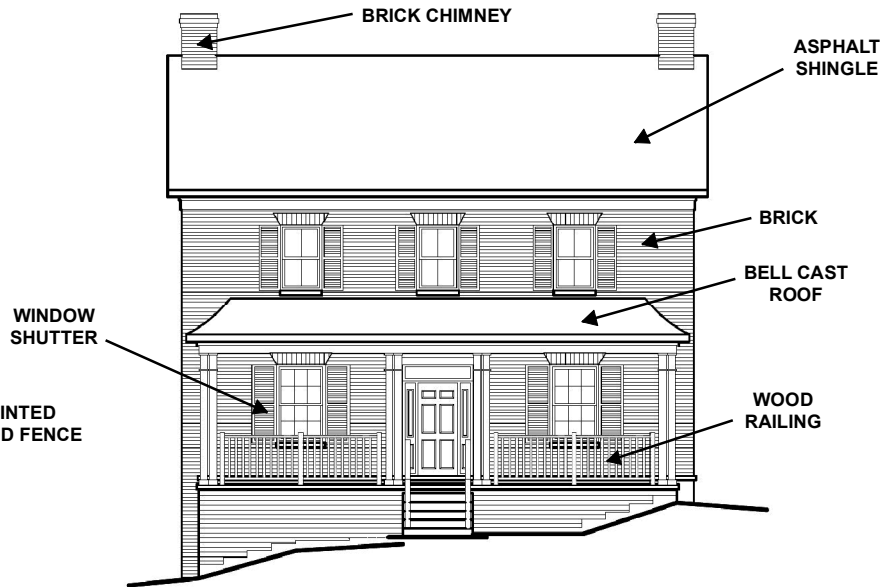
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FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003
DATE: February 2, 2022

8



NORTH (FRONT) ELEVATION - UNIT 6



NORTH (FRONT) ELEVATION - UNIT 7



NORTH (FRONT) ELEVATION - UNIT 8

Not to Scale

Building Elevations Facing Stegman's Mill Road (Units 6, 7 and 8)

LOCATION: Part of Lot 24, Concession 8;
357, 365, and 375 Stegman's Mill Road

APPLICANT: Kleinburg Village Development Corp.



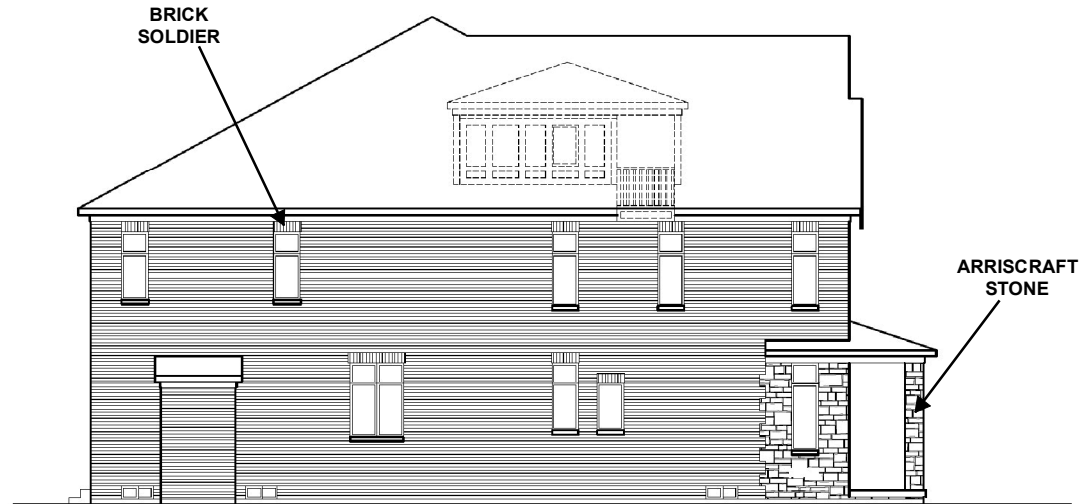
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FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003
DATE: February 2, 2022

9



FRONT ELEVATION - FACING INTERIOR ROAD



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

Not to Scale

Typical Building Elevations Facing Private Road (Units 1-3, 9-13)

LOCATION: Part of Lot 24, Concession 8;
357, 365, and 375 Stegman's Mill Road

APPLICANT: Kleinburg Village Development Corp.



FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

Attachment

10



Rendering (Fronting Stegman's Mill Road)

LOCATION: Part of Lot 24, Concession 8;
357, 365, and 375 Stegman's Mill Road

APPLICANT: Kleinburg Village Development Corp.



Attachment

FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

11



PRIVATE ROAD

Rendering (Fronting Private Road)

LOCATION: Part of Lot 24, Concession 8;
357, 365, and 375 Stegman's Mill Road

APPLICANT: Kleinburg Village Development Corp.



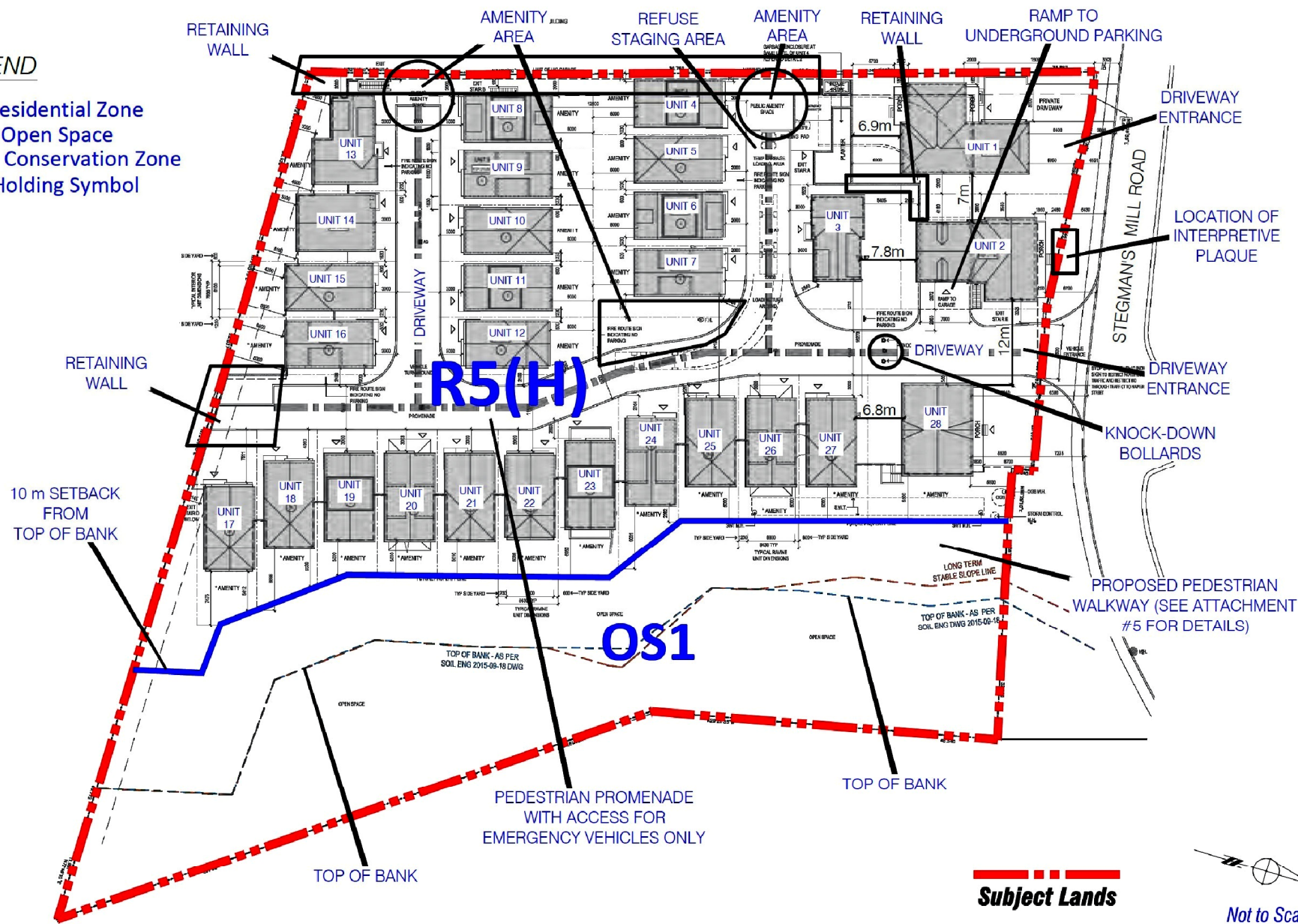
Attachment

FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

12

R5 - Residential Zone
OS1 - Open Space
Conservation Zone
(H) - Holding Symbol



APPLICANT: Kleinburg Village Development Corp.



FILE: Z.21.020
RELATED FILES: DA.21.023,
19T-21V005, 19CDM-21V003

DATE: February 2, 2022

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