

## **ATTACHMENT 1**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V011 ('THE PLAN')  
ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED ('THE OWNER')  
9151 HUNTINGTON ROAD, CITY OF VAUGHAN**

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

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 1a).
2. The Conditions of Approval of York Region set out on Attachment 1b) and dated August 19, 2020.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated May 3, 2021.
4. The Conditions of Approval of the Ministry of Transportation as set out on Attachment 1d) and dated December 28, 2018.
5. The Conditions of Approval from Bell Canada as set out on Attachment 1e) and dated March 5, 2021.
6. The Conditions of Approval from Canada Post as set out on Attachment 1f) and dated March 4, 2021.
7. The Conditions of Approval from Enbridge Gas Inc. as set out on Attachment 1g) and dated October 9, 2018.
8. The Conditions of Approval from Hydro One Networks Inc. as set out on Attachment 1h) and dated March 31, 2021.
9. The Conditions of Approval from Alectra Utilities as set out on Attachment 1i) and dated October 5, 2018.

## Clearances

1. The City shall advise that the Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Toronto and Region Conservation Authority shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Ministry of Transportation ('MTO') shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions on Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions on Attachment 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas shall advise that the Conditions on Attachment 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Hydro One Networks Inc. shall advise that the Conditions on Attachment 1h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. Alectra Utilities shall advise that the Conditions on Attachment 1i) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

## **ATTACHMENT 1a**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V011 ('THE PLAN')  
ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED ('THE OWNER')  
9151 HUNTINGTON ROAD, CITY OF VAUGHAN**

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

### **CITY OF VAUGHAN CONDITIONS:**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated April 13, 2021 (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with By-law 191-2019, as may be amended.
4. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
5. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
  - a. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.

- b. The Owner shall not remove trees without written approval by the City.
  - c. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
- 6. Prior to final approval, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees by-law for Vaughan Planning Applications – Landscape Plan Review
  - a. This fee will include staff's review and approval of proposed streetscaping/landscaping within the Plan (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
  - b. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
- 7. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan Official Plan 2010 Urban Design Policies. The document shall address but not be limited to the following issues:
  - a. Landscape master plan; co-ordination of the urban design/streetscape elements including built form and street tree planting.
  - b. The appropriate edge treatments and landscaping along Huntington Road and Rutherford Road with low-maintenance plant material.
  - c. Edge restoration along the open space and valley lands.
  - d. Trail system within the open space and valley lands and Hydro corridor easement.
  - e. Architectural control design guidelines, including appropriate flankage elevations along Huntington Road and Rutherford Road.
  - f. Sustainability design practices/guidelines.
- 8. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.

- a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
9. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space valley lands. The study shall include an inventory of all existing trees within an 8-metre zone inside the staked edges, and areas where the open space valley land edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
  - a. The Owner shall provide a report for a 20-metre zone within all staked open space valley land edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
10. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the employment lands that abut the Hydro Corridor easement, to the satisfaction of the City.
11. The Owner shall convey Valley Blocks 5, Open Space Blocks 11, 13, and 20, and Buffer Blocks 7 and 8 to the City free of all cost and encumbrances.
12. The Owner shall agree in the Subdivision Agreement to provide a soils report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
13. Should archaeological resources be found on the property during construction activities, all work must cease, and the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
14. In the event human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the

Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

15. Prior to registration of the Plan, the Owner shall submit, deposit and register a draft reference plan identifying the John Fleming House situated within Valley Block 8 of the Plan, to the satisfaction of the Development Planning Department. The Owner shall convey Valley Blocks 5, Open Space Blocks 11, 13 and 20, and Buffer Blocks 7 and 8 to the City free of all costs and encumbrances, at the time of registration of the Plan, but shall retain the Part on the reference plan identifying the John Fleming House until assumption of the Plan.
16. Prior to registration of the Plan, the Owner shall provide financial securities (letter of credit or certified cheque/bank draft) as specified in the Heritage Conservation Plan in a standard form approved by the City and from an institution acceptable to the City, in the amount of \$719,910.00 for 9151 Huntington Road (based on \$284/sf replacement costs set out by RS Means Construction Data 2020) plus the value of the lands in which the John Fleming House is located, as identified on a reference plan, in an amount determined by an accredited appraiser, to the satisfaction of the City.
17. Prior to registration of the Plan, the Owner will enter into a Heritage Easement Agreement with the City to secure the relocation and restoration of the John Fleming House, with content satisfactory to the Manager of Urban Design and Cultural Heritage or designate, and in a form approved by the City Solicitor or designate.
18. Prior to registration of the Plan, the Owner will provide a letter prepared and signed by a qualified heritage professional certifying the structure known as the John Fleming House has been secured in accordance with the Heritage Building Protection Plan to protect the heritage resources from the elements, trespass, damage, and deterioration.
19. A clause shall be included in the subdivision agreement that, prior to assumption of the Plan, the Owner shall submit an updated Cultural Heritage Impact Assessment, Heritage Building Protection Plan and a Heritage Conservation Plan for the property known as 9151 Huntington Road (the John Fleming House) prepared by a qualified heritage consultant(s), to the satisfaction of the Manager of Urban Design and Cultural Heritage or designate. This shall include a proposed location on either Block 1 or Block 2 of the Plan and facing onto Rutherford Road.

20. A clause shall be included in the subdivision agreement that, prior to assumption of the Plan and the release of financial securities identified in Condition 16, the Owner shall provide a letter prepared and signed by a qualified heritage professional certifying that all work as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been achieved and maintained, to the satisfaction of the Manager of Urban Design and Cultural Heritage or designate.
21. A clause shall be included in the subdivision agreement that, prior to assumption of the Plan and the release of financial securities identified in Condition 16, the Owner shall convey the Part of the draft reference plan identifying the John Fleming House to the City, free of all costs and encumbrances, once the John Fleming house has been relocated in accordance with the approved Heritage Easement Agreement, Cultural Heritage Impact Assessment, Heritage Building Protection Plan and a Heritage Conservation Plan.
22. Prior to Plan registration, should the lands be conveyed to any agency or entity other than the City of Vaughan, the Owner shall agree to convey a blanket easement on the whole of the valleylands (Block 5) and associated buffers (Blocks 7 and 8) for the purposes of public access and the construction and maintenance of a future public trail over a portion of the blanket easement Lands.

The following condition shall be included in the Subdivision Agreement, should the open space lands not be conveyed to the City:

“Upon execution of the agreement, the Owner agrees to convey a blanket easement (the “Blanket Easement”) of the whole of Blocks 5 (Valley) and 7 & 8 (Buffer) (“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. The Owner agrees that the Blanket Easement shall remain on the subject lands until the following are completed at no cost and to the satisfaction of the City: (i) a reference plan showing the location of the Public Trail/Walkway and associated structures on a portion of the Blanket Easement Lands, is prepared and deposited on title to the satisfaction of the City of Vaughan; (ii) the City of Vaughan has completed construction of the Public Trail/Walkway; and (iii) an easement for the Public Trail/walkway has been registered on title. Upon occurrence of items (i), (ii), and (iii), the City shall register, a Transfer, Release and Abandonment of the Blanket Easement.”

23. Prior to Plan registration, the Owner shall agree to convey an easement on the Open Space Block 12, for the purposes of public access and the construction and maintenance of a future public trail over a portion of the easement lands.

The following condition shall be included in the Subdivision Agreement:

“Upon execution of the agreement, the Owner agrees to convey an easement along the length of the proposed trail alignment within Block 12 (Open Space), 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 easement lands and is to be registered on title for these lands without disturbance in perpetuity.”

24. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the draft plan, to the satisfaction of the City.
25. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
26. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the 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 to permit connections to individual dwelling units within the Plan when each dwelling unit is constructed.
27. 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.
28. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate

that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.

29. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
30. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b. Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
31. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- a. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
  - b. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
  - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
32. Prior to the initiation of the grading or striping of topsoil, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
33. The Owner shall agree in the Subdivision Agreement to construct a 1.5 m high black vinyl chain link fence along the limits of the employment blocks where they abut the storm water management pond, open space, valley/woodlot, and/or park blocks to the satisfaction of the City.

34. The Owner shall agree in the Subdivision Agreement to inspect, evaluate, and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
- a. A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - i. Bacteriological Analysis – total coliform and E-coli counts
    - ii. Chemical Analysis – Nitrate Test
    - iii. Water level measurement below existing grade
  - b. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
  - c. Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
  - d. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
  - e. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
35. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.

36. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 59 West to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, bridge structures and municipal services to support development within Block 59 West. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
37. Prior to final approval of the Plan, the Trustee for the Block 59 West Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Cost Sharing Agreement.
38. The Owner shall agree in the Subdivision Agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
39. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
40. Prior to initiation of grading or stripping of topsoil, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
41. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
42. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

43. The Owner shall convey to the City and/or York Region, free of all costs and encumbrances, Road Widening Blocks 9 & 19 and associated 0.3 m reserves necessary to facilitate the Huntington Road Urbanization capital project, to the satisfaction of the City.
44. The Owner shall agree in the Subdivision Agreement to assume Ownership, operation and maintenance obligations of all stormwater facilities and infrastructure within Open Space Block 12, Buffer Block 7 and Valley Block 5 required to service Employment Blocks 1 and 4 as per the approved Draft Plan and obtain any private servicing/access easements from the City required to facilitate the above noted stormwater facilities and infrastructure and obtain any private servicing/access easements from the City required to facilitate the above noted stormwater facilities and infrastructure, all to the satisfaction of the City.
45. The Owner shall agree in the Subdivision Agreement to provide the City with a Letter of Credit (LC) in the amount of \$85,800.00 to secure for the Owners proportionate share of costs related to any necessary sanitary sewer capacity improvements to the Medallion temporary outlet as may be identified by the City's on-going flow monitoring program.
46. The Owner agrees in the Subdivision Agreement to construct all or a portion of the necessary Development Charge (DC) engineering works related to Sidewalk and Streetlighting Project No. 69 fronting the Subject Lands on the south side of Rutherford Road from the east side of Huntington Road, all to the satisfaction of the City.
47. Employment Blocks 2 and 3 of the Plan cannot be developed until adequate access and municipal services are available to service the Subject Lands, or it is demonstrated that alternative arrangement has been made for their completion to the satisfaction of the City.
48. As per the recommendations of the Traffic Demand Management (TDM) Plan, the Owner shall agree in the Subdivision Agreement to post a Letter of Credit (LC) in the amount of \$5,000 to secure for two (2) follow-up travel surveys following the initial baseline survey.
49. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.

50. The road allowances included within this Plan shall be named to the satisfaction of the City and York Region.
51. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
52. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
53. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and the Region of York.
54. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
55. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
56. Prior to the initiation of grading, and prior to the registration of the Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

- a. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b. the location and description of all outlets and other facilities;

- c. storm water management techniques which may be required to control minor or major flows; and
- d. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

- 57. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 58. 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.
- 59. 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.
- 60. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
- 61. 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.
- 62. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains 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.

63. The Owner shall agree in the Subdivision Agreement to pay to the City of Vaughan to contribute funds as determined by Parks, Forestry and Horticulture Operations Department for the long-term maintenance of the valleylands including, but not limited to, turf maintenance, litter and illegal dumping clean-up and general trail maintenance.



August 19, 2020

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

Attention: Jennifer Kim, Planner

**RE: 2<sup>nd</sup> Submission**  
**Draft Plan of Subdivision 19T-18V011 (SUBP.18.V.0047)**  
**Zoning By-law Amendment Z.18.027 (ZBA.18.V.0142)**  
**Part of the West Half of Lot 15, Concession 9**  
**9151 Huntington Road**  
**(Anatolia Block 59 Developments Limited)**  
**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-3011, dated February 18, 2020. The proposed development is located on the southeast corner of Huntington Road and Rutherford Road on lands municipally known as 9151 Huntington Road, in the City of Vaughan. The proposal will facilitate the development of prestige and general employment blocks, and blocks for a hydro corridor, buffers, valleys, open space, road widening and reserves, within a 22.56 ha site.

#### **Transportation Comments**

The Region's Transportation and Infrastructure Planning and Transit Branch have reviewed the Transportation Impact Study, prepared by Nextrans, dated June 2020 and they provide comments which are included in the attached technical memorandum.

#### **Sanitary Water and Sewage Supply**

The Functional Servicing Report (FSR) indicates that the water and wastewater servicing will be provided through extension of the local municipal system as established in the MESP for the Block 59 employment lands. Should there be any further changes in the servicing strategy, a revised FSR shall be submitted to the Region for review and comment.

### **Zoning By-law Amendment**

The zoning by-law amendment proposes to rezone the subject lands from “A Agricultural” to “EM1 Prestige Employment Area Zone,” “EM2 General Employment Area Zone” and “OS1 Open Space Conservation” 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 subject to the attached Schedule of Clauses/Conditions for the draft plan of subdivision. 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](mailto: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)    Schedule of Clauses/Conditions  
                              Technical Memorandum

YORK-#11484446-v2-SUBP\_18\_V\_0047\_(19T18V011)\_&\_ZBA\_18\_V\_0142\_(Z\_18\_027)\_-  
\_Regional\_Condition\_Letter

**Schedule of Clauses/Conditions**  
**19T-18V011 (SUBP.18.V.0047)**  
**Part of the West Half of Lot 15, Concession 9**  
**9151 Huntington Road**  
**(Anatolia Block 59 Developments Limited)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-3011, dated February 18, 2020

**Clauses 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.
2. The Owner shall provide interconnections with adjacent developments in order to consolidate and reduce the number of accesses onto Regional roads (as per the York Region Official Plan Policy 7.2.53), where appropriate.
3. The Owner shall implement all recommendations in the revised Transportation Study, including all TDM measures, to the satisfaction of the Region.
4. The Owner shall advise all potential purchasers of the existing transit services in the area of this development. This includes current transit service on Huntington Road, bus stops and shelter locations.
5. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
6. The Owner shall agree that prior to the approval of Blocks 1 and 2, access to Blocks 1 and 2 shall be via the internal road network, and direct access to Rutherford Road will not be permitted.
7. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for

making any adjustments or relocations, if necessary, prior to the commencement of any construction.

**Conditions to be Satisfied Prior to Final Approval**

8. The Owner shall provide an electronic set of the 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.
9. The Owner shall provide engineering drawings and a cost estimate for the intersection of Rutherford Road and Street "1" to the satisfaction of the Region.
10. The Owner shall provide a drawing to illustrate the layout of active transportation facilities on boundary roadways, within the proposed development and connections to the boundary roads, to the satisfaction of the Region.
11. The Owner shall provide a revised Transportation Study to the satisfaction of the Region.
12. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
  - a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
  - l) Functional Servicing Report (water, sanitary and storm services);
  - m) Water supply and distribution report;
  - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
    - Disinfection Plan
    - MOECC Form 1- Record of Watermains Authorized as a Future Alteration

- o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision;
  - p) Cost estimate for all works to be constructed on the Regional right-of-way(s).
- 13. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this Right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
- 14. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
- 15. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
- 16. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
- 17. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
- 18. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
- 19. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the

Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

20. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts Rutherford Road of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Rutherford Road,
  - b) A 15 metre by 15 metre daylight triangle at the southeast corner of Rutherford Road and Huntington Road,
  - c) A 15 metre by 15 metre daylight triangle at the southeast and south west corners of Rutherford Road and Street "1",

- d) A 0.3 metre reserve across the full frontage of the site, except at the approved access locations, adjacent to the above noted widening, where it abuts Rutherford Road and adjacent to the above noted widening(s), and
  - e) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Rutherford Road and Street "1".
21. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
22. The Owner shall demonstrate, to the satisfaction of Development Engineering, that Street "1" shall be designed to intersect Rutherford Road at a right angle, or on a common tangent.
23. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street "1" shall be designed to accommodate the recommendations of the transportation report approved by York Region.
24. The intersection of Rutherford Road and Street "1" shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
25. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
26. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
27. 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.
28. The Regional Corporate Services Department shall advise that Conditions 1 to 27 inclusive, have been satisfied.

May 3, 2021



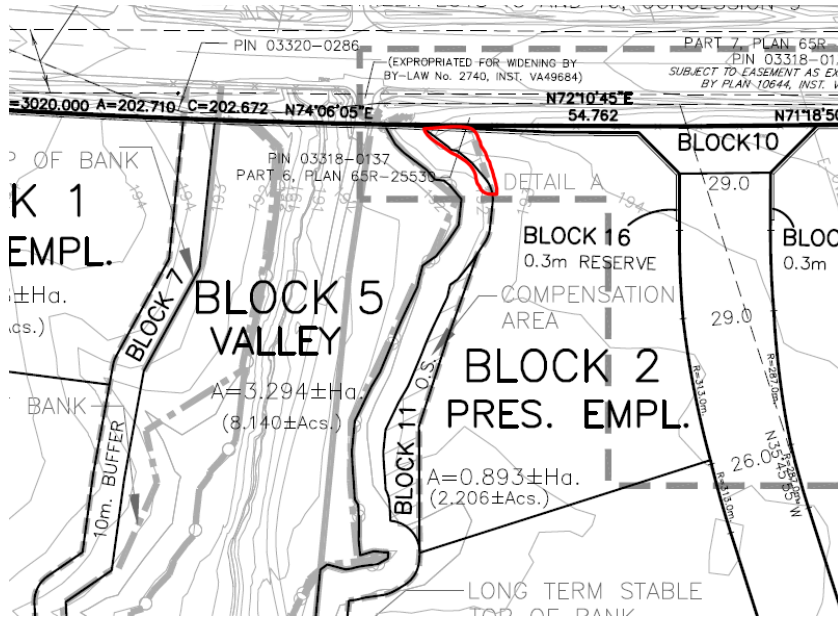
## **TRCA's Conditions of Draft Plan Approval**

TRCA would have no objection to approval of Draft Plan of Subdivision 19T-18V011 for 9151 Huntington Road, Part Lot 15, Concession 9, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., revised April 13, 2021 (and further revised to include the area circled in red as part of the Open Space Block – compensation, as outlined below in Figure 1), subject to the following conditions being included in the City's Draft Plan Approval:

1. That prior to any construction and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Block 59 MESP (prepared by Cole Engineering, dated July 9, 2020) to the satisfaction of TRCA. This submission shall include:
  - i. a description of the storm drainage system (quantity, erosion, site water balance, and quality) for the proposed development;
  - 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, the design of the outfall structures and protection, etc.;
  - iii. appropriate stormwater management techniques which may be required to control minor and major flows;
  - iv. appropriate Stormwater Management Practices 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. Low Impact Development (LID) measures to promote infiltration, reduce run-off and maintain site level water balance for the plan area, to the maximum extent technically feasible;
  - 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 maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be likely impacted by the development;

- viii. detailed plans and calculations confirming that the proposed wetland is sized to appropriately handle the runoff volume input being released from the site with necessary overflow weirs and erosion protection;
- ix. 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;
- x. grading plans for the subject lands;
- xi. a geotechnical review of site grading plans and sign-off by a geotechnical engineer for slope stability of the grading, if the final adopted grading strategy needs such supplementary geotechnical review and assessment;
- xii. an erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
- 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; and
- xiv. a response indicating how TRCA's detailed comments dated March 24, 2021 on Draft Plan of Subdivision Application 19T-18V011 have been addressed and incorporated into the detailed engineering report (or reports) and plans.

**Figure 1**



2. That prior to any site development and prior to the registration of this plan or any phase there-of, the Owner prepare:
  - i. a tree protection and preservation plan for the site to the satisfaction of TRCA;
  - ii. a comprehensive restoration planting plan for the entirety of Open Space Blocks 5, 7, 8, 11, 12 and 13 and the area circled in red (compensation area) in Figure 1, to the satisfaction of TRCA. Seasonal monitoring of the created wetland feature and all planted vegetation within the blocks will be required for a period of two years, consistent with the tree and shrub warranty. TRCA will require a memo, including photos, in the spring and summer of each year, for two years following implementation.
3. 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.
4. That the Open Space Blocks 5, 7, 8, 11, 12 and 13 be gratuitously dedicated to a public authority, free of all charges and encumbrances, to the satisfaction of TRCA. Alternatively, that the lands be permanently managed for environmental protection by the applicant and include maintenance and environmental monitoring of the Blocks, to the satisfaction of TRCA; furthermore, that easements be granted in favour of the City with respect to access to these Blocks.
5. That the implementing zoning by-law place Blocks 5, 7, 8, 11, 12 and 13 into an Open Space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA. (Please note this should include the area circled in red on Figure 1).

6. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
7. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
  - 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, until the site has been stabilized, 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 prohibit grading works within the Open Space Blocks 5, 7, 8, 11, 12 and 13 unless approved by TRCA;
  - vi. To erect a permanent fence along all lots / blocks that abut the Open Space Blocks to the satisfaction of TRCA to protect existing and future open space lands from unauthorized/non-programmed entry; and
  - vii. To implement all required monitoring as per 2. ii.
8. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval (see TRCA's letters dated March 24, 2021), if necessary, to the satisfaction of TRCA.
9. That the Owner provides a detailed letter to TRCA indicating how and when (including dates and plan numbers) each TRCA condition of draft approval has been addressed.
10. 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.
11. That the Owner pays all TRCA fees, as required, in accordance with TRCA's Fee Schedule in effect at the time of clearance request.

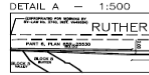
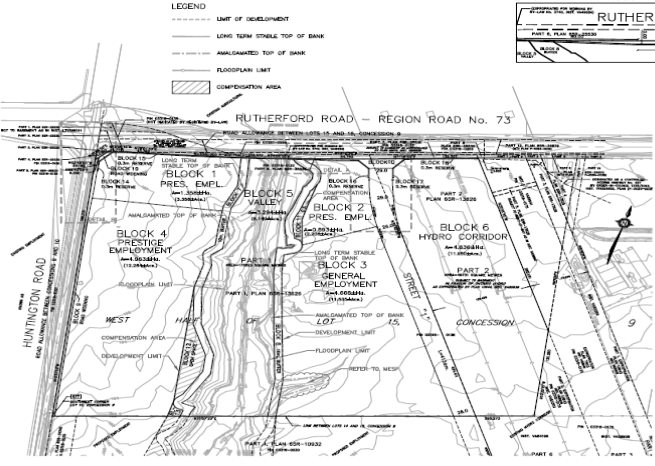
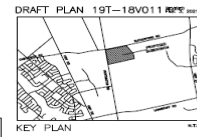
**Figure 2:**

Draft Plan of Subdivision 19T-18V011 (upon which the above draft plan conditions are based)

DRAFT PLAN OF SUBDIVISION  
PART OF WEST HALF OF LOT 15, CONCESSION 9  
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1250

SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION

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SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified Surveyor of the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan of subdivision as filed in my office.

Dated this 1st day of May, 2010.

Surveyor General of Ontario

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land shown on the foregoing plan of subdivision, do hereby certify that the same is a true and correct copy of the original plan of subdivision as filed in my office.

Dated this 1st day of May, 2010.

Anatolia Block 59 Developments Limited

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 22.2222 Ha (55.2222 Acres)

Block	Area (Ha)	Area (Acres)
Block 1	1.1111	2.7556
Block 2	1.1111	2.7556
Block 3	1.1111	2.7556
Block 4	1.1111	2.7556
Block 5	1.1111	2.7556
Block 6	1.1111	2.7556
Total	6.6666	16.5111

NOTE: — BASED ON THE FOLLOWING ASSUMPTIONS:

- 1. ALL LAND IS TO BE USED FOR THE PURPOSES SET OUT IN THE SCHEDULE OF LAND USE.
- 2. ALL LAND IS TO BE USED FOR THE PURPOSES SET OUT IN THE SCHEDULE OF LAND USE.
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- 100. ALL LAND IS TO BE USED FOR THE PURPOSES SET OUT IN THE SCHEDULE OF LAND USE.

PROJECT No. P-2011

SCALE 1:2500

DATE 1/1/2011

PLANNED PROFESSIONAL, Geomatics Engineering

Planning • Design • Development

**Ministry of  
Transportation**  
Corridor Management Section  
Central Region  
7<sup>th</sup> Floor, Bldg. D  
159 Sir William Hearst Avenue  
Toronto, ON M3M 0B7  
Tel (416) 235- 4269  
Fax (416) 235-4267

**Ministère des  
Transports**  
Section de la gestion des couloirs routiers  
Région du Centre  
7<sup>e</sup> étage, édifice D  
159 Sir William Hearst Avenue  
Toronto, ON M3M0B7  
Tél: 416 235-4269  
Télé: 416 235-4269



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

December 28, 2018  
**File# 19T-18V011**  
**Z.18.027**

Attention: **Letizia D'Addario**

**RE: Hwy 427 Extension, 9151 Huntington Road, Anatolia Investments Corp. Draft Plan of Subdivision 19T-18V011, Lot 15, Con 9 and Z.18.027, City of Vaughan.**

We have reviewed the subject application for the Draft Plan of Subdivision and have following comments:

**Zoning By-law Amendment Z.18.027:**

We have no comments or concerns with the proposed Zoning By-law Amendment.

**Site Plan DA.18.067**

Please note that Dan Della Mora will review and comment on the Site Plan Application, separately.

**Draft Plan of Subdivision 19T-18V011 :**

**The owner must be made aware that Ministry permits are required for all buildings located within 46m from Highway 427 Future Transit property line and a radius of 365m from the centrepont of 427 Future Transitway and Rutherford Road, prior to any construction being undertaken.** Permits applications are available on our web site at: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)

**As the Conditions of Draft Plan approval, we will require the following:**

1. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of Stormwater Management Report for the subdivision 19T-18V011 land, in conjunction with Block 59 Drainage Report, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff. All existing and proposed ponds for Block 59 and the proposed subdivision lands, must be indicated on plans and in the drainage reports, submission.

2. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval, a copy of detailed Traffic Impact Study Report addressing anticipated traffic volumes and their impact on Highway 427.
3. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Subdivision Plan 1:500 scale, indicating all future roads, accesses, buildings, fences, parking lots, berm etc.
4. Any proposed accesses to Rutherford Road, must be reviewed and approved by the Ministry.
5. All the lands owned by MTO, cannot be used for any development purposes as they may be needed for future Hwy 427 uses.
6. If the development will be constructed in Phases then Ministry Clearance Letter will be required for each Phase, separately.
7. Once all the Ministry conditions are addressed to the Ministry satisfaction, the clearance letter will be issued to the City of Vaughan and Ministry permits will be issued.
8. After the M-Plan for the subject subdivision is registered, the final copy of the M-Plan, must be forwarded to the Ministry, for our file.
9. Proponent must obtain Ministry permits, prior to any construction being undertaken.

Please forward a copy of this letter to the proponent, Berrin Elmaagacli- Anatolia Investments Corp.

If you have any questions, or require further clarification, please contact me at the number listed above, at your earliest convenience

Sincerely,

Margaret Mikolajczak, CET  
Senior Project Manager

cc. Berrin Elmaagacli- Anatolia Investmens Corp.  
Dan Della Mora  
Paul Nunes

## Attachment No. 1e) - Bell Canada

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Kim, Jennifer](#)  
**Subject:** [External] Draft Plan of Subdivision (19T-18V011), 9151 Huntington Rd., Vaughan.  
**Date:** Friday, March 5, 2021 11:59:08 AM

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**2021-03-05**

**Jennifer Kim**

**Vaughan**

, ,

Attention: Jennifer Kim

Re: Draft Plan of Subdivision (19T-18V011), 9151 Huntington Rd., Vaughan.; Your File No. 19T-18V011

Our File No. 89824

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](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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

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

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

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

## Attachment No. 1f) - Canada Post

DELIVERY PLANNING  
200 – 5210 BRADCO BLVD  
MISSISSAUGA, ON L4W 2G7  
[CANADAPOST.CA](http://CANADAPOST.CA)

March 4, 2021

City of Vaughan – Planning Department

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

Reference: File: **DA.18.067, 19T-18V011** Related Files: **Z.18.027**  
**6560 Langstaff, Ward 2**  
**Anatolia Capital Corp**  
**2 one-storey employment buildings**

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 two (2) one - storey employment buildings for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

**As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.**

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

## Attachment No. 1g) - Enbridge Gas



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

October 9, 2018

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

Dear Letizia,

Re: Draft Plan of Subdivision, Site Development Application & Zoning By-law Amendment  
Anatolia Investments Corp. c/o Berrin Elmaagacli  
9151 Huntington Road  
City of Vaughan  
File No.: 19T-18V011, DA-18-067 & Z-18-027

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

—

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

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

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

**Integrity. Safety. Respect.**

AC/jh

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



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

VIA E-MAIL ONLY TO [Jennifer.Kim@vaughan.ca](mailto:Jennifer.Kim@vaughan.ca)

March 31, 2021

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

Attention: Jennifer Kim,

Dear Jennifer Kim:

**Re: Draft Plan of Subdivision, Anatolia Investments Corp**  
**9151 Huntington Road**  
**Vaughan**  
**File: DA.18.067, 19T-18V011**

---

Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject property is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

The comments detailed herein **do not** constitute an endorsement of any element of the subdivision design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Maria Agnew, Real Estate Services Supervisor** at **416-464-2045** in order to ensure all of HONI's technical requirements are met to its satisfaction, and acquire any applicable agreements.

The following should be included as **Conditions of Draft Approval**:

1. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must

be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

3. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected where subdivision lots directly abut the transmission corridor after construction is completed.
4. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
5. HONI's easement rights must be protected and maintained.


In addition, HONI requires the following be conveyed to the developer as a precaution:

6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The safe vertical distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the safe vertical distance specified in the *Act*. All parties should also be aware that the conductors can raise and lower without warning, depending on the electrical load placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at [dennis.derango@hydroone.com](mailto:dennis.derango@hydroone.com) or at 905-946-6237.

Yours truly,



Dennis De Rango  
Specialized Services Team Lead, Real Estate  
Hydro One Networks Inc.

**COMMENTS:**
☐

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

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

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

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

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

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

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

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions & New Services

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

**Fax:** 905-532-4401

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

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