

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** April 6, 2016

**CASE NO(S):** PL150822  
PL150866  
PL150868  
PL150870  
PL150872  
PL150684

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: 2097500 Ontario Limited  
Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision  
Existing Zoning: Agricultural Zone A  
Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD3, Open Space Conservation Zone OS1 and Open Space Park Zone OS2  
Purpose: To permit the development of a plan of subdivision consisting of 83.5 dwelling units, parkland/open space and maintenance of valley lands  
Property Address/Description: 4077 Teston Road  
Municipality: City of Vaughan  
Municipal File No.: Z.07.002  
OMB Case No.: PL150822  
OMB File No.: PL150822  
OMB Case Name: 2097500 Ontario Limited v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: 2097500 Ontario Limited  
Subject: Proposed Plan of Subdivision  
Property Address/ Description: 4077 Teston Road  
Municipality: City of Vaughan

Municipal File No.: 19T-07V01  
 OMB Case No.: PL150822  
 OMB File No.: PL150823

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Liliana Damiani  
 Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: Agricultural Zone A  
 Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Agricultural Zone A, Open Space Conservation Zone OS1 and Open Space Park Zone OS2

Purpose: To permit the development of a plan of subdivision consisting of 94 lots for detached dwellings, 14 residential blocks, as well as to maintain 1 existing residential building and to provide open space/buffer blocks

Property Address/Description: 4801 Teston Road  
 Municipality: City of Vaughan  
 Municipal File No.: Z.14.010  
 OMB Case No.: PL150866  
 OMB File No.: PL150866  
 OMB Case Name: Damiani v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Liliana Damiani  
 Subject: Proposed Plan of Subdivision  
 Property Address/ Description: 4801 Teston Road  
 Municipality: City of Vaughan  
 Municipal File No.: 19T-14V004  
 OMB Case No.: PL150866  
 OMB File No.: PL150867



**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.

Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: Agricultural Zone A and Open Space Conservation Zone OS1

Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Neighbourhood Commercial Zone C4, Open Space Conservation Zone OS1 and Open Space Park Zone OS2

Purpose: To permit the development of a plan of subdivision consisting of 536.5 dwelling units, a commercial block, parkland/open space, a stormwater management pond and maintenance of the valley lands

Property Address/Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive

Municipality: City of Vaughan

Municipal File No.: Z.03.024

OMB Case No.: PL150868

OMB File No.: PL150868

OMB Case Name: Gold Park Homes Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.

Subject: Proposed Plan of Subdivision

Property Address/ Description: 4333 Teston Road, 10601, 10699 and 10733 Pine Valley Drive

Municipality: City of Vaughan

Municipal File No.: 19T-03V05

OMB Case No.: PL150868

OMB File No.: PL150869

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Mosaik Pinewest Inc.
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	Agricultural Zone A and Open Space Conservation Zone OS1
Proposed Zoning:	Residential Detached Zone RD2, Residential Detached Zone RD3 and Open Space Conservation Zone OS1
Purpose:	To permit the development of a plan of subdivision consisting of 43 residential detached lots and 8 residential blocks (4 lots), open space buffer blocks and a stormwater management pond
Property Address/Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	Z.06.058
OMB Case No.:	PL150870
OMB File No.:	PL150870
OMB Case Name:	Mosaik Pinewest Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Mosaik Pinewest Inc.
Subject:	Proposed Plan of Subdivision
Property Address/ Description:	10355 Pine Valley Drive
Municipality:	City of Vaughan
Municipal File No.:	19T-06V10
OMB Case No.:	PL150870
OMB File No.:	PL150871

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (pine valley RB) Limited
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: Agricultural Zone A  
 Proposed Zoning: Residential Detached Zone RD1, Residential Detached Zone RD2, Residential Detached Zone RD3, Residential Townhouse Zone RT1, Open Space Conservation Zone OS1 and Open Space Park Zone OS2

Purpose: To permit the development of a plan of subdivision consisting of 418 dwelling units, an elementary school block, parkland/open space, a stormwater management pond and maintenance of the valley lands

Property Address/Description: 10460 and 10640 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: Z.03.107  
 OMB Case No.: PL150872  
 OMB File No.: PL150872  
 OMB Case Name: Lindvest Properties (Pine Valley) Limited v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley) Limited

Subject: Proposed Plan of Subdivision  
 Property Address/ Description: 10460 and 10640 Pine Valley Drive  
 Municipality: City of Vaughan  
 Municipal File No.: 19T-03V25  
 OMB Case No.: PL150872  
 OMB File No.: PL150873

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Country Wide Homes (Pine Valley Estates) Inc.  
 Subject: Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision

Existing Zoning: “A Agricultural Zone”  
 Proposed Zoning: “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open

## Space Park Zone”

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: Z.06.064

OMB Case No.: PL150684

OMB File No.: PL150684

OMB Case Name: Country Wide Homes (Pine Valley Estates) Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Country Wide Homes (Pine Valley Estates) Inc.

Subject: Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision

Purpose: To permit the development of a residential plan of subdivision consisting of 162 detached dwellings, 34 townhouse dwellings contained within six (6) blocks, a neighbourhood park (approximately 1.3 hectares [3.2 acres] in size), valley land (approximately 10.7 hectares [26.4 acres] in size) as well as valley and landscape buffers, a road widening and a block for future development

Property Address/Description: 10390 Pine Valley Drive/ Part of Lots 23 & 24, Concession 7, City of Vaughan

Municipality: City of Vaughan

Municipal File No.: 19T-06V12

OMB Case No.: PL150684

OMB File No.: PL150685

Heard: March 7, 2016 in Toronto, Ontario

**APPEARANCES:**

<b><u>Parties</u></b>	<b><u>Counsel</u></b>
2097500 Ontario Limited, case PL150822	M. Melling K. Sliwa
Liliana Damiani, case PL150866	M. Melling K. Sliwa
840999 Ontario Limited and Prima Vista Estates Inc., case PL150868	M. Melling K. Sliwa
Mosaik Pinewest Inc., case PL150870	M. Melling K. Sliwa
1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited, case PL150872	M. Melling K. Sliwa
Country Wide Homes (Pine Valley Estates) Inc., case PL150684	N. J. Pepino P. Harrington
City of Vaughan	D. Bronskill J. Hoffman
Region of York	G. Szobel
Toronto and Region Conservation Authority	J. Wigley

**DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF THE BOARD**

---

**INTRODUCTION**

[1] The matters before the Board are proposed site-specific zoning by-law amendments and associated draft plans of subdivision, with associated conditions, for lands within blocks 40 and 47 in the City of Vaughan (“City”).

[2] These cases are PL150822, PL150866, PL150868, PL150870, PL150872 and

PL150684. These six cases have been administratively grouped to be heard together but they are not consolidated.

[3] The lands that are the subject of these planning instruments together constitute the lands governed by City Official Plan Amendment 744 (“OPA 744”).

[4] The Board’s decision on the appeals of OPA 744 was issued on December 14, 2015 in case PL141138. The reader is referred to that decision for additional background.

[5] Gillian Evans and David Toyne, who reside on lands known as Upper Cold Creek Farm that are adjacent to the south of the OPA 744 lands, were added as parties to certain of these cases at the first pre-hearing in these matters. The Board has now received correspondence from counsel to Ms. Evans and Mr. Toyne indicating that Ms. Evans and Mr. Toyne have entered into Minutes of Settlement with the parties to these proceedings and that Ms. Evans and Mr. Toyne have withdrawn as parties to these proceedings.

[6] Neither Ms. Evans nor Mr. Toyne attended this hearing of the merits.

[7] The Board heard from Michael Hoffman and Paul Neals, both of whom the Board qualified to provide independent expert opinion evidence in agrology.

[8] The Board also heard from Mark Yarranton, Gary Templeton and Rosemarie Humphries, all of whom the Board qualified to provide independent expert opinion evidence in land use planning matters.

## **ISSUES, ANALYSIS AND FINDINGS**

### **Location of Proposed Plans of Subdivision**

[9] City Official Plan Amendment 600 (“OPA 600”) designated these lands for development within a settlement area. OPA 744 is the secondary plan to govern the

details of development. As such, OPA 744 modified OPA 600.

[10] The lands border Teston Road to the north and straddle both sides of Pine Valley Drive.

[11] On the west side of Pine Valley Drive and adjacent to Teston Road at the far northwest are the Liliana Damiani (“Damiani”) lands (case PL150866).

[12] East of Damiani, with frontage on Teston Road and Pine Valley Drive are the lands of 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited (“Roybridge”) (case PL150872).

[13] The southernmost lands on the west side of Pine Valley Drive, abutting lands known as Upper Cold Creek Farm, are the Country Wide Homes (Pine Valley Estates) Inc. (“Country Wide”) lands (case PL150684).

[14] Upper Cold Creek Farm is an existing agricultural operation that is located within the provincial Greenbelt Plan, is not within the lands identified by OPA 600 for development and is not within a settlement area.

[15] On the east side of Pine Valley Drive, adjacent to Teston Road at the far northeast are the 2097500 Ontario Limited (“2097500”) lands (case PL150822).

[16] West of 2097500, with frontage on Teston Road and Pine Valley Drive, are the 84099 Ontario Limited and Prima Vista Estates Inc. (“Prima Vista”) lands (case PL150868).

[17] The southernmost lands on the east side of Pine Valley Drive are the Mosaik Pinewest Inc. (“Mosaik”) lands (case PL150870).

## **Extensive Review and Integration**

[18] The proposed plans of subdivision have been studied extensively and modified in response to study findings and the comments and concerns expressed by the relevant public agencies. The Toronto and Region Conservation Authority (“TRCA”), the Region of York (“Region”), the City and the various proponents have all now reached agreement and these proposed planning instruments now come to the Board on consent.

[19] The proposed plans include a variety of housing types and densities. Some employment uses are also included with neighbourhood commercial uses. Substantial natural heritage features have been protected, as have significant cultural heritage features.

[20] All of the proposals remain as supported by the City except for Damiani and Prima Vista. In Damiani’s case, the changes relate to cultural heritage findings. In Prima Vista’s case, the changes relate to a review of the relationship between park proposals and the protected valley lands.

[21] All of the proposed developments have been planned to be complementary and integrated, as appropriate. Storm water management ponds and a school site serve the proposed residential developments in the OPA 744 area beyond the limits of the individual proposed plan of subdivision that houses the specific facility.

## **Natural Heritage**

[22] The area is particularly rich in natural heritage.

[23] The natural heritage features are the very extensive system of valley lands that weave around and through the various holdings. These natural heritage valley lands have been protected from development through the use of restrictive zoning and buffers that conform to the considerable protection of these features that is set out in OPA 744.



[24] Pedestrian bridges are proposed to cross the valley lands and connect the subdivisions on either side. Detailed design work, intended to protect the natural heritage feature while providing a desirable pedestrian element, is not yet complete for these connections.

### **Cultural Heritage**

[25] The area is also particularly rich in cultural heritage.

[26] Archeological studies were undertaken in the lands for all the proposals.

[27] The Country Wide proposals before the Board are for phase 1 only. The Country Wide lands include a significant cultural heritage site for the Huron-Wendat. This site is to be fully protected. Once the final boundaries of the site are determined, appropriate buffers will be put in place. At that point, Country Wide and all relevant public agencies will know the appropriate limits for any possible development between phase 1 and the protected Huron-Wendat site.

[28] Human remains, believed to be Huron-Wendat, were found on the Damiani lands. This burial site has been placed into an enlarged buffer area to be conveyed for public ownership. The configuration of the buffer, coupled with public ownership, will ensure appropriate access for the Huron-Wendat to the site for ceremonial purposes.

[29] Just south of the southeast intersection of Teston Road and Pine Valley Drive, in the former corners of Purpleville, is a small pioneer cemetery to be protected.

[30] The Prima Vista lands include a heritage structure that is on the heritage inventory but has not been designated. Some further study is needed to determine whether the structure remains *in situ* or is to be moved.

### **Full Municipal Services**

[31] All of the proposed subdivisions will be on full municipal services. The storm

water management system has been designed to govern water quality and quantity. There have been several updates of the Master Environmental Servicing Plan (“MESP”), the most recent of which was in June 2015. The Board was advised that a final analysis relating to water balance and infiltration galleries in the storm water management ponds is expected to be complete within a few weeks of this decision.

[32] The extensive, protected natural heritage system that goes through the Prima Vista lands has led to a review of the need for a small neighbourhood park that had been included in an earlier proposal. The parties now agree that there is no need for this park and Prima Vista would like to add nine residential units in that location. The possibility of adding these nine units is subject to a Holding provision until the Region has the opportunity to determine if there is sufficient allocation of municipal services to support these additional units.

### **Holding Provisions in Proposed Zoning By-law Amendments**

[33] The proposed zoning by-law amendments all include a Holding provision, with the single exception of the proposed zoning by-law amendment for 2097500.

[34] Prima Vista has five matters that are the subject of Holding provisions:

1. Allocation for the possible nine additional units, noted above
2. The intersection of Teston Road and Pine Valley Drive offsets Teston Road slightly. The eastern leg of Teston Road is set slightly north of the western leg where each intersect with Teston Road. Completion of an environmental assessment, undertaken by the Region as part of its intended rebuilding of Teston Road, may result in the removal of this jog which would, in turn, likely require some slight adjustment to the Prima Vista proposed plan of subdivision.
3. Detailed design of the proposed pedestrian bridge and a final analysis of the infiltration galleries in the storm water management ponds.

4. An old residential site found evidence of an old oil tank. A record of site condition is required but has not yet been completed.
5. Determination of the appropriate setback from the Purpleville pioneer cemetery. With the cemetery located just to the south of the intersection of Teston Road and Pine Valley Drive, the details of this setback may be influenced as well by the results of the Region's environmental assessment regarding the rebuilding of Teston Road.

[35] Mosaik, which also has extensive and protected natural heritage areas, also has a Holding provision for the detailed design of the proposed pedestrian bridge and a final analysis of the infiltration galleries in the storm water management ponds.

[36] Roybridge has a Holding provision to deal with the final analysis of the infiltration galleries in the storm water management ponds.

[37] Damiani has a Holding provision related to the Huron-Wendat burial site on lands to be conveyed for public ownership.

### **Compatibility with Adjacent and Nearby Agricultural Operations**

[38] OPA 744 contains a policy to ensure compatibility between the proposed plans of subdivision and adjacent and nearby rural and agricultural uses. There are two areas where compatibility with adjacent and nearby agricultural uses needs to be considered: south of the Country Wide lands and on the north side of Teston Road.

[39] On the south, it is the relatively modest cow-calf operation of Upper Cold Creek Farm adjacent to the southern boundary of the Country Wide proposed plan of subdivision.

[40] On the north, across Teston Road, there are two small horse facilities. One is a horse barn with 12 horses and the second, at some considerable further distance to the north, is a track facility for training down horses.

[41] Since the lands within the OPA 744 area were already designated for development by OPA 600 and are within a settlement area, the agricultural Minimum Distance Separation Guidelines I (“MDS 1”) do not apply. MDS 1 only applies where there is a proposed expansion of a settlement area into prime agricultural lands.

[42] In this case, the compatibility policy is best tested by applying the agricultural Minimum Distance Separation Guidelines 2 (“MDS 2”). MDS 2 is triggered when an agricultural operation wishes to establish or expand its livestock operation and the agricultural operation is near an existing settlement area.

[43] MDS 1 and MDS 2 both target compatibility from the perspective of odour emanating from livestock operations.

[44] The existing 12-horse barn is 149 metres (“m”) from the closest residential lot line. MDS 1 would require a distance of 153 m from the barn. If the operation expanded the barn to house 18 horses, and MDS 2 is then applied, the barn could easily be expanded to the north placing the expansion further from Teston Road and further from the residential lots on the south side of Teston Road. The manure pile is currently north of the barn, approximately 203 m from the nearest residential lot line.

[45] Six lots on the Roybridge lands and 11 lots on the Damiani lands are potentially affected by an expansion.

[46] Occupied horse barns are, typically, mucked out once a day. The manure pile tends to be dry and odour is, consequently, less of a problem than with normal farm practice handling of manure with other livestock operations. With the existing separation that includes Teston Road, the Board finds that there is appropriate compatibility and transition between this horse operation and the six residential lots on Roybridge and the 11 residential lots on Damiani that are potentially affected.

[47] No other proposed plan of subdivision is affected. For example, the nearest residential lot line on Prima Vista is 999 m away from the barn and the nearest residential lot line on Mosaik is 1036 m from the barn.

[48] On the south side, Country Wide retained Mr. Hoffman to analyze compatibility between the proposed 17 residential lots on the Country Wide lands that abut the Upper Cold Creek Farm lands.

[49] The question of the impact of residential development of the Country Wide lands on the agricultural operation at Upper Cold Creek Farm was the subject of extensive evidence in the hearing of the merits on OPA 744.

[50] Although MDS 1 does not apply, since the Country Wide lands are within an existing settlement area, if it did apply the proposed residential development would meet the requirements of MDS 1.

[51] Any proposed expansion of the livestock operation at Upper Cold Creek Farm would have to meet the requirements of MDS 2. In the decision of the Board in OPA 744 (case PL141138), the Board found that a possible expansion located appropriately and in keeping with sensible farm practices would more than meet the MDS 2 requirements.

[52] The reader is referred to that decision, issued December 14, 2015, for further details.

[53] As noted above, Mr. Hoffman is a qualified agrologist. His findings resulted in recommendations for a 4.5 m vegetated buffer, a warning clause, restrictions to require only soft landscaping in the buffer as well as restrictions that would prohibit any accessory buildings being placed in the buffer, and a proposal for a 1.8 m fence on the lot line.

[54] These recommendations were contained in a letter in July 2015, were submitted to the City and the City retained an outside peer reviewer for the report and recommendations.

[55] These recommendations have been incorporated into the Country Wide documents, in particular as conditions of draft plan approval.

[56] The Board finds that appropriate compatibility between the Country Wide proposed residential plan of subdivision and the Upper Cold Creek Farm agricultural operation is achieved by these recommended measures that are contained in the conditions of draft plan approval for Country Wide.

### **Regard for Matters of Provincial Interest**

[57] The protection of natural heritage features, the protection of cultural heritage features, the provision of a variety of housing, the provision of some employment uses, the provision of appropriate parks and open space, the provision of an appropriate school site, the provision of appropriate storm water management facilities, the requirements for full municipal services, the protection of agricultural resources, and the appropriate location of growth and development are all matters of provincial interest, as set out in s. 2 of the *Planning Act*, R.S.O. 1990 c. P. 13 (“Act”).

[58] The Board finds that the matters before the Board have had appropriate regard for the matters of provincial interest as set out in s. 2 of the Act.

### **Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe**

[59] The matters of provincial interest that are set out in s. 2 of the Act are also matters that are addressed in the 2014 Provincial Policy Statement (“PPS”) and in the Growth Plan for the Greater Golden Horseshoe (“GGH”).

[60] The Board finds that the matters before the Board are consistent with the PPS and conform to the GGH.

### **Greenbelt Plan**

[61] The protection of agriculture and compatibility at the interface between agriculture and urban development are matters highlighted in the Greenbelt Plan. Although the matters before the Board are not within the Greenbelt Plan area and are transitioned from the application of the Greenbelt Plan, the matters before the Board

have been analysed through the lens of the Greenbelt Plan and would conform to that Plan.

### **Regard for Municipal Decision**

[62] Section 2.1 of the Act requires the Board to have regard to the decision of the municipal council and to any supporting information and material considered by council in making its decision. The Board notes that the matters before the Board now come on consent and with the support of the City.

### **Proposed Zoning By-law Amendments**

[63] On the evidence set out above, the Board finds that each of the proposed zoning by-law amendments conforms to the City Official Plan as modified by OPA 744.

[64] The Board withholds its final order on each of these zoning by-law amendments in each of these cases until the Board is advised that the Master Environmental Servicing Plan is completed and that revisions to the particular zoning by-law amendment, if any, are agreed upon to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority.

### **Proposed Plans of Subdivision**

[65] Section 51(24) of the Act sets out the criteria the Board must consider when analyzing a proposed draft plan of subdivision. The Board finds that the proposed draft plans of subdivision, subject to conditions, meet the applicable criteria set out in s. 51(24) of the Act.

[66] The Board further finds that the proposed plans of subdivision, subject to conditions, comply with the requirements of the proposed zoning by-law amendments filed in these proceedings.

**ORDER**

[67] The Board orders that the appeals of the proposed zoning by-law amendments to the City of Vaughan Zoning By-law No. 1-88 are allowed. The appeals of the applications for draft plans of subdivision approval are allowed. Zoning By-law No. 1-88 is amended and the draft plans of subdivision are approved, subject to conditions, as set out below:

1. For 2097500 Ontario Limited, case PL150822, as found in Attachment 1 to this decision;
2. For Liliana Damiani, case PL150866, as found in Attachment 2 to this decision;
3. For 84099 Ontario Limited and Prima Vista, case PL150868, as found in Attachment 3 to this decision;
4. For Mosaik Pinewest Inc., case PL150870, as found in Attachment 4 to this decision;
5. For 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited, case PL150872, as found at Attachment 5 to this decision; and
6. For County Wide Homes (Pine Valley Estates) Inc., case PL150684, as found at Attachment 6 to this decision.

[68] The Board withholds its final order on each of these zoning by-law amendments in each of these cases until the Board is advised that the Master Environmental Servicing Plan is completed and that revisions to the particular zoning by-law amendment, if any, are agreed upon to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority.



[69] Pursuant to section 51(56.1) of the *Planning Act*, R.S.O. 1990, c. P. 13, final approval of the each of the plans of subdivision, for the purposes of section 51(58) of the *Planning Act*, is given to the City of Vaughan.

[70] In the event that matters arise related to the implementation of this Order, the Board may be spoken to in accordance with the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 and the Board's *Rules of Practice and Procedure*.

*"Susan de Avellar Schiller"*

SUSAN de AVELLAR SCHILLER  
VICE-CHAIR

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

*THE CITY OF VAUGHAN*

*BY-LAW*

BY-LAW NUMBER    -2016

**A By-law to amend City of Vaughan By-law 1-88.**

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone to RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

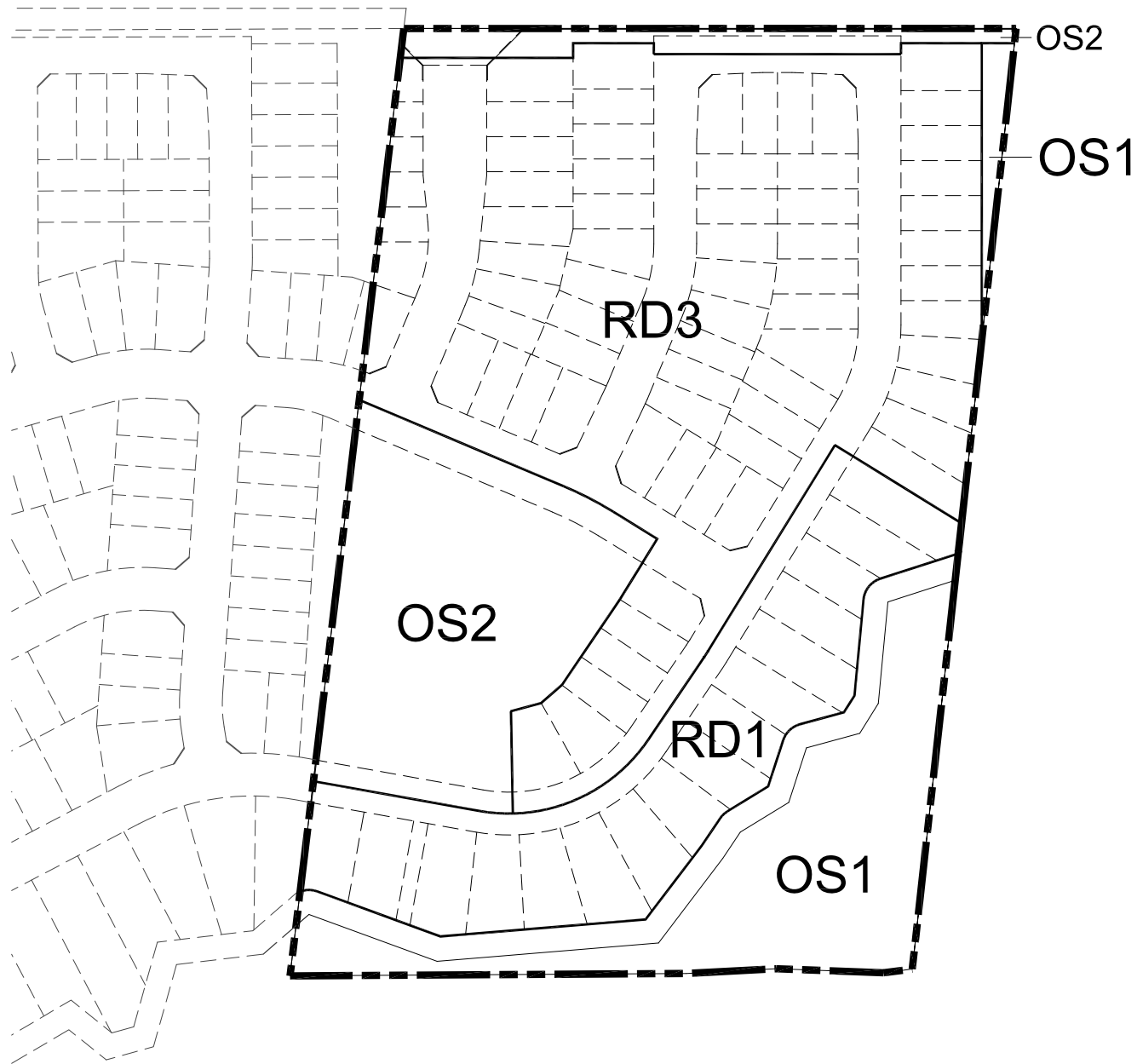
“(     )   A.     Notwithstanding the provisions of:

    - a. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD1 Residential Detached Zone One and RD3 Residential Detached Zone Three;
    - b. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD1 Residential Detached Zone One and RD3 Residential Detached Zone Three;
    - c. Section 4.22.2 respecting Encroachment of an Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
    - d. Section 4.22.3 respecting the Residential Zones and Schedule “A3”, Specific Zone Note 3. i) respecting Minimum Interior Side Yard Abutting a non-residential use;
    - e. Section 4.22.3 and note 5. on Schedule “A3”, respecting the Minimum Exterior Side Yard Abutting a Sight triangle;

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-  
\_\_\_\_\_”:

- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;

- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres;
  - ci. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
    - i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
    - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
    - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade;
  - di. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
  - ei. the minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond.
- c) Adding Schedule "E-XXXX" attached hereto as Schedule "1".
  - d) Deleting Key Map 6E and substituting therefore the Key Map 6E attached hereto as Schedule "2",
2. Schedules "1" and "2" shall be and hereby form part of this By-law.



THIS IS SCHEDULE 'E-  
 TO BY-LAW 1-88  
 SECTION 9( )

----- SUBJECT LANDS

NOT TO SCALE

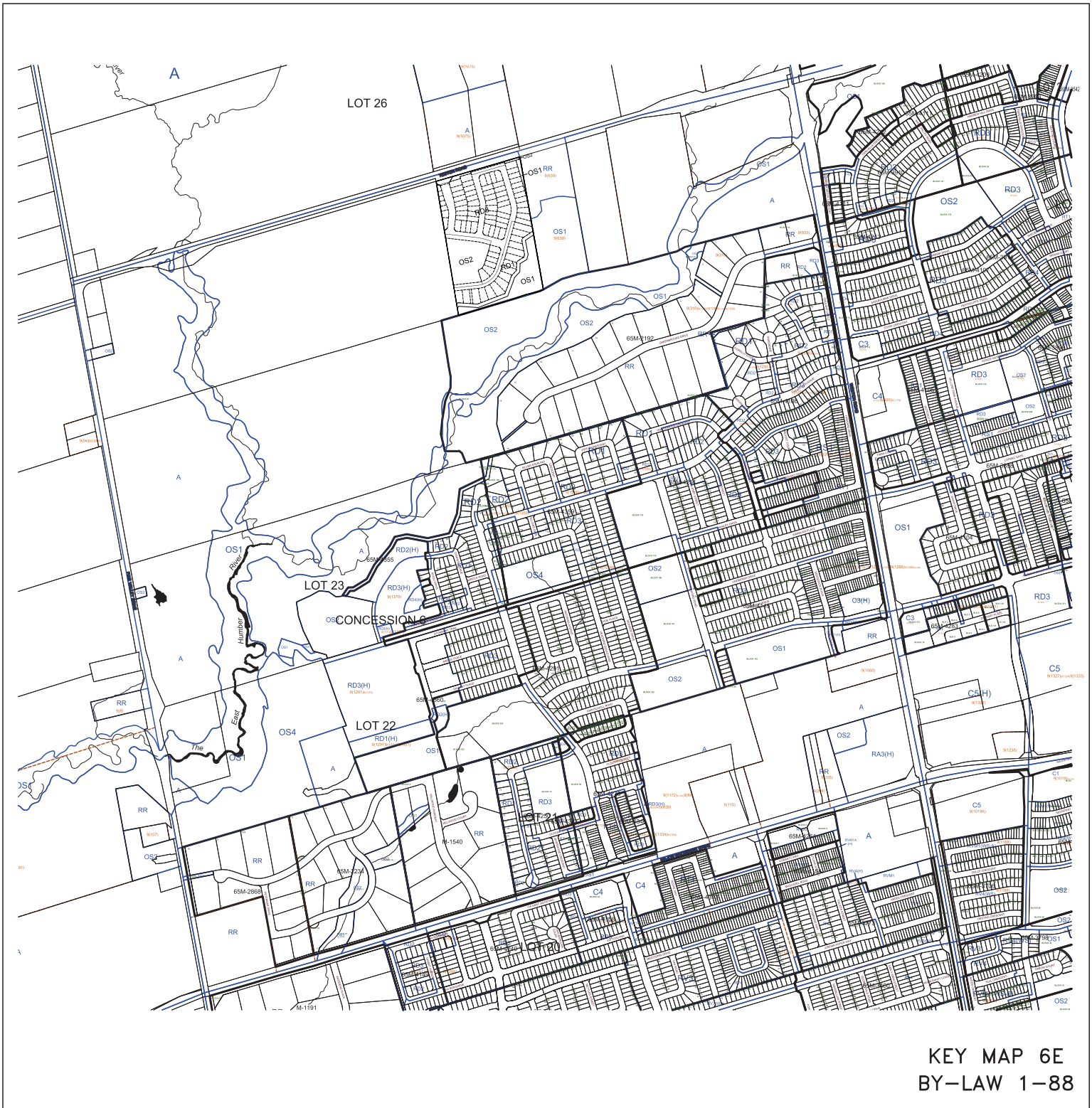
THIS IS SCHEDULE '1'  
 TO BY-LAW \_\_\_\_\_-2016  
 PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2016

FILE:  
 RELATED FILE: 19T-07V01  
 LOCATION: PART OF LOT 25, CONCESSION 6  
 APPLICANT: 2097500 ONTARIO LIMITED  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK



KEY MAP 6E  
BY-LAW 1-88

NOT TO SCALE

THIS IS SCHEDULE '2'  
TO BY-LAW \_\_\_\_\_-2016  
PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2016

FILE:  
RELATED FILE: 19T-07V01  
LOCATION: PART OF LOT 25, CONCESSION 6  
APPLICANT: 2097500 ONTARIO LIMITED  
CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SUMMARY TO BY-LAW -2016**

The lands subject to this By-law are located on the west side of Pine Valley Drive Road approximately. The lands, which have an area of about 9.732 hectares, are described as Part of Lot 25, Concession 6, City of Vaughan.

The purpose of this By-law is to:

- rezone the lands from A Agricultural Zone to, RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone;
- facilitate the development consisting of 83.5 detached dwelling units, as well as blocks to maintain the existing valley lands, valley buffer, landscape buffers adjacent to Teston Road, storm sewer/potential sidewalk, open space, road widening for Teston Road, and park within Plan of Subdivision 19T-07V01;
- provide exceptions to certain zoning requirements to allow the encroachment into required yards of building features including fireplaces or chimney pilasters, window projections, unenclosed porches (covered or uncovered) and associated eaves, gutters and steps;
- to reduce the required minimum exterior side yard abutting a sight triangle from 3.0 metres to 1.5 metres; and,
- to reduce the minimum interior side yard and exterior side yard adjacent a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond from 3.5 metres to 1.5 metres.



NOT TO SCALE

# LOCATION MAP

## TO BY-LAW \_\_\_\_\_-2016

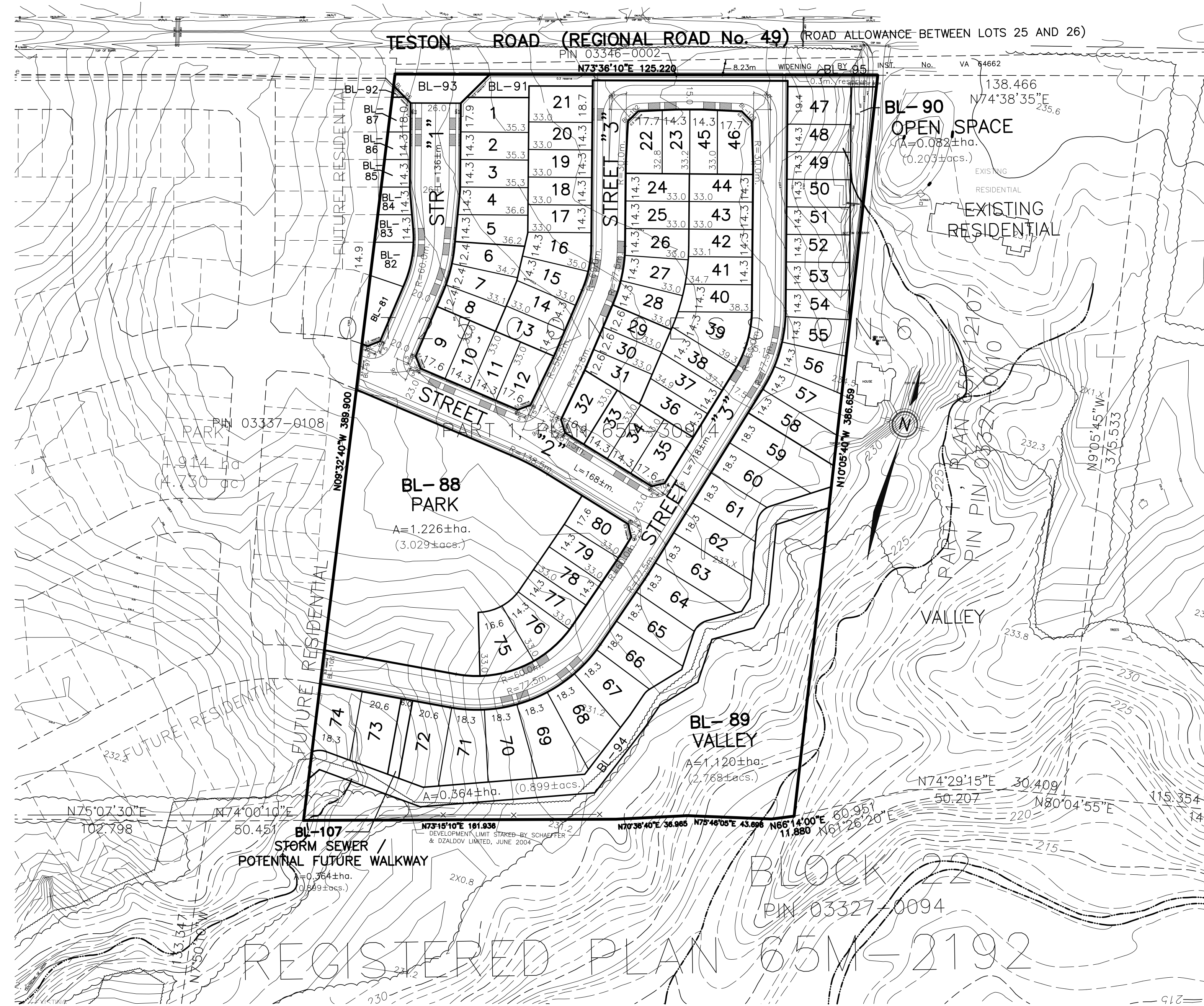
FILE:  
RELATED FILE: 19T-07V01  
LOCATION: PART OF LOT 25, CONCESSION 6  
APPLICANT: 2097500 ONTARIO LIMITED  
CITY OF VAUGHAN

SUBJECT LANDS





DRAFT PLAN OF SUBDIVISION  
PART LOT 25, CONCESSION 6  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1:1500



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE -----, 2011

OPHIR N. DZALDOV  
ONTARIO LAND SURVEYORS  
SCHAEFFER DZALDOV BENNETT LTD.  
64 JARDIN DRIVE  
CONCORD ONTARIO  
L4K 3P3  
TEL: (416) 987-0101

**OWNER'S CERTIFICATE**

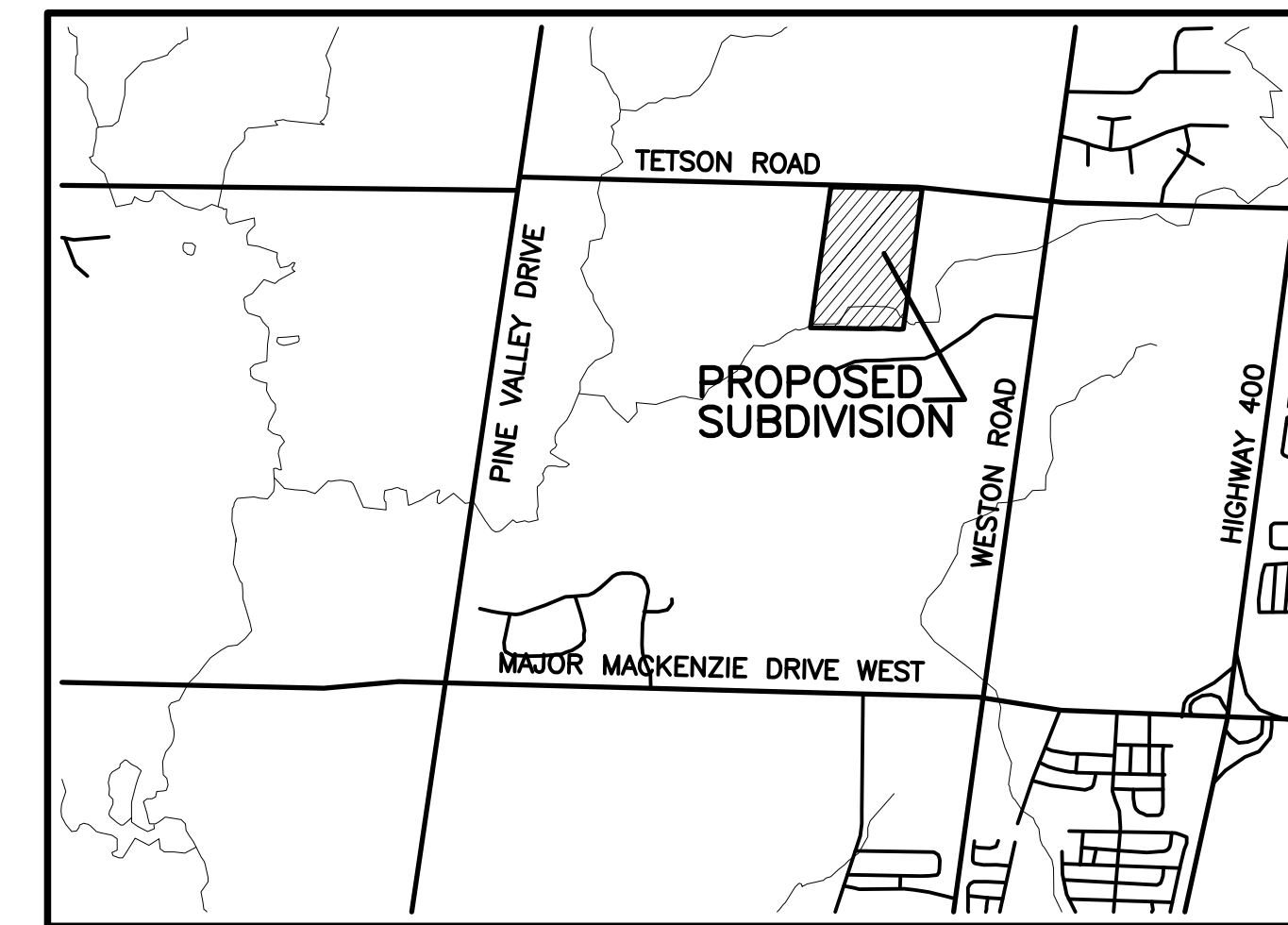
I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF VAUGHAN FOR APPROVAL.

OWNER  
**2097500 ONTARIO LIMITED**

331 CITYVIEW BOULEVARD  
SUITE 300  
VAUGHAN, ONTARIO  
L4H 3M3

ELVIO De MENECHI  
A.S.O.

**DRAFT PLAN 19T-07V01**



**KEY PLAN**

**SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION**

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

**SCHEDULE OF LAND USE**

TOTAL AREA OF LAND TO BE SUBDIVIDED = 9.732 ± Ha. ( 24.048 ± Acs)

LOTS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 59-74 MIN. LOT FRONTAGE=18.3m. MIN LOT AREA=603.9sq.m.		16	16	1.287	3.180
LOTS 1-5, 9-28, 33-58 and 75-80 MIN. LOT FRONTAGE=14.3m. MIN LOT AREA=471.9sq.m. plus BLOCKS 82-87		57	57	2.998	7.408
LOTS 6-8, 29-32 MIN. LOT FRONTAGE=12.4m. MIN LOT AREA=409.2sq.m. plus BLOCK 81		7	7	0.328	0.811
		1		0.5 *	0.111
<b>SUBTOTAL</b>		<b>7</b>	<b>80</b>	<b>83.5 *</b>	<b>11.873</b>
BLOCK 88 - PARK	1			1.226	3.029
BLOCK 89 - VALLEY	1			1.120	2.768
BLOCK 90 - OPEN SPACE	1			0.082	0.203
BLOCKS 91 and 92 - BUFFER	2			0.105	0.260
BLOCK 93 - ROAD WIDENING	1			0.057	0.141
BLOCK 94 - VALLEY BUFFER	1			0.364	0.899
BLOCKS 95-106 - 0.3m RESERVE	12			0.009	0.022
BLOCK 107 - STORM SEWER / POTENTIAL FUTURE WALKWAY	1			0.364	0.899
<b>STREETS</b>				<b>1.940</b>	<b>4.794</b>
26.0m. WIDE TOTAL LENGTH= 67±m. AREA= 0.175±ha.					
23.0m. WIDE TOTAL LENGTH= 168±m. AREA= 0.387±ha.					
20.0m. WIDE TOTAL LENGTH= 69±m. AREA= 0.138±ha.					
17.5m. WIDE TOTAL LENGTH= 650±m. AREA= 1.138±ha.					
15.0m. WIDE TOTAL LENGTH= 68±m. AREA= 0.102±ha.					
<b>TOTAL</b>				<b>LENGTH=1022±m. AREA= 1.940±ha.</b>	
<b>TOTAL</b>	<b>27</b>	<b>80</b>	<b>83.5 *</b>	<b>9.732</b>	<b>24.048</b>

- NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM  
NOTE - \* SUBJECT TO FINAL CALCULATION  
NOTE - 0.30m. LINE WORK AS VISIBLE IS EXAGGERATED  
NOTE - TYPICAL ANGLE BENDS ARE DESIGNED TO CITY STANDARD C-4

**PROJECT No. P-2171**  
SCALE 1:1500 MAY 1, 2015  
( 2171-DES12 ) X-REF: ( 2171MAS4 & 2171MTOPO3 )  
**KLM DWG. No. - 15:8**  
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com  
*Planning • Design • Development*



# **ATTACHMENT NO. 1**

## **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-07V01  
2097500 ONTARIO LIMITED (OWNER)  
PART OF LOT 25, CONCESSION 6, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-07V01 (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 No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b).
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated June 12, 2015.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d) and dated April 10, 2014.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated April 30, 2014.

### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachments Nos. 1a), 1b), 1c), 1d) and 1e), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. 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.
4. The Toronto and Region Conservation Authority 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.
5. Enbridge Gas Distribution 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.
6. Canada Post 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.

**ATTACHMENT NO. 1a)**  
**CONDITIONS OF APPROVAL**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 15:8, prepared by KLM Planning Partners Inc., dated May 1, 2015.
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. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Master Environmental Servicing Plan must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City.
4. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall submit 6 hardcopies and 14 digital copies of the approved Block 40/47 Master Environmental Servicing Plan and Block 40/47 Block Plan Report to the Vaughan Planning Department, Policy Division.
- .
5. Prior to the registration of the first phase or any phase thereof, the Plan shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
6. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
7. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.
8. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
9. a) Prior to the registration of the first phase or any phase thereof of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland, if required, shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy". If required, non-participating Owners shall be required to pay additional cash-in-lieu to the City.

- b) Prior to final approval of the Plan, the Trustee for Block 40/47 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
10. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
  11. The Owner shall enter into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/force main. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47, Block 55, and Block 41.
  12. Prior to the final approval of the Plan, the Owner shall have entered into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/force main. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
  13. The Owner shall agree in the Subdivision Agreement to upfront finance the design, tender and construction of the Pressure District 7 Teston Road Watermain and the necessary improvements to Teston Road and Pine Valley Drive, all to the satisfaction of the City and York Region.
  14. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
  15. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
  16. 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.
  17. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
  18. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
  19. 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 the Plan shall be coordinated and completed at the cost of the Owner.
  20. 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.
  21. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage, access, or construction purposes, which shall be granted to the appropriate authority(ies), free of charge and encumbrance.

22. 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.
23. The Owner shall convey road widenings free and clear of all costs and encumbrances as necessary to facilitate the roadway improvement works along Teston Road, west of Pine Valley Drive in accordance with the City's Official Plan.
24. 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.
25. 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 the 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) Stormwater 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.

26. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting Plans of Subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the required sanitary sewer and watermain valley crossings being incorporated into the proposed pedestrian bridges. Furthermore, the Owner acknowledges that should the design and construction of the above mentioned servicing works be required to service the Plan, the Owner shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

27. 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.
28. 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 LED streetlighting to the satisfaction of the City.

29. 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.
30. 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 so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
31. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
32.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
33. 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.
34. Prior to final approval of the Plan, the Block 40/47 Master Environmental Servicing Plan (MESP) shall be revised to address the following outstanding items:
  - a) ensure all stormwater management ponds are sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive;
  - b) ensure all stormwater management pond blocks are sized to accommodate the required infiltration galleries;
  - c) to provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Draft Plan of Subdivision File 19T-06V12;
  - d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
  - e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);
  - f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;

- g) revise the current sanitary servicing concept for Block 40S per the approved Block 40 MESP;
- h) update ultimate external sanitary drainage areas (Blocks 41 and 55) tributary to the proposed Pine Valley North Sewage Pumping Station;
- i) provide a development and infrastructure phasing plan including a traffic assessment for each phase of development. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services;
- j) include a sanitary drainage plan with all relevant external drainage areas together with profile drawings for skeleton works with inverts;
- k) include the current approved external sanitary drainage concept;
- l) include revised post-development storm drainage area plans;
- m) identify any potential development charge projects associated with the servicing of the Block 40/47 Plan area including estimated costs and benefitting areas;
- n) identify all York Region infrastructure work including the Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive and other system improvements that are necessary to support the development of the Block Plan area; and,
- o) include a Transportation Demand Management Plan for Block 40/47.

The Owner shall agree to implement the recommendations as noted in the aforementioned and approved MESP Report to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

35. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation 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), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of 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 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.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the

applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
36. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) within the Plan.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
37. 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 Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
38. 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.
39. 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.
40. Blocks 81 to 87 both inclusive, shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-03V05 to the west. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.

41. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
42. Construction of the pedestrian bridge structures must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to the issuance of the first Building Permit.
43. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
44. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
45. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to the transfer of land.
46. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
47. Prior to the registration of the Plan, the Owner shall agree to provide and register all necessary easements to the City of Vaughan on open space valley blocks and/or associated buffer blocks, which are to be determined through the detailed design process for all necessary public trails.
48. Prior to the execution of the first Subdivision Agreement, the Owner shall agree to develop the base requirements for Park Block 88 in conjunction with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 in accordance with items listed under Condition 53. The timing of these works shall be completed by no later than, within two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.
49. The Owner is to advise the City prior to the execution of the first Subdivision Agreement whether or not they intend to undertake full development of all of the Park Block 88 in conjunction with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 in accordance with the "Developer Build Parks Policy, No. 07.2.05", so that the City can plan and budget accordingly.
50. The Owner shall agree to construct within Block 107, a walkway, lighting, and associated structures and facilities as per approved construction drawings to the satisfaction of the City and other authorities having jurisdiction.
51. Within the registered easements, the Owner shall agree to construct a pedestrian trail within the valleylands/open space and associated buffer to the satisfaction of the TRCA, the City, MNRF and other authorities having jurisdiction.
52. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 to the City's satisfaction, and shall include the following information:



- a) Boundaries of proposed parkland dedication and the total size of individual blocks;
- b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
- c) Layout plan which illustrates proposed park program requirements as determined by the City;
- d) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;
- e) Required restoration works and Edge Management Plan for any park block abutting an open space and associated buffer; and,
- f) A preliminary construction cost estimate.

The plans must be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

53. The Owner shall agree to complete the following:

- a) A geotechnical investigation and Phase 2 Environmental Site Assessment shall be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual;
- b) A minimum of 10 boreholes are required within Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05. Boreholes are to be taken at regular intervals along the full length of Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants;
- c) An inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05. Drawings shall indicate the location of all existing trees, including the limit of the dripline, trees to be removed and trees to be maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
- d) Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 shall be graded to conform to the overall grading plan of the subdivision with clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD), inclusive of any civil work required such as retaining walls, rip rap, swales, and the like to meet grading levels. The park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0pH to 7.5 pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placing of the topsoil, the Owner shall add all

amendments, such as organic matter and pH, as required to amend the existing soil conditions to meet the recommendations of the fertility testing and demonstrate that these standards have been met.

- e) Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 to be seeded with a seed mix approved by the City;
  - f) The perimeter of Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 to be temporarily fenced off with fencing approved by the City and “No Dumping” signs shall be placed along the perimeter of the park blocks;
  - g) The Owner shall be responsible to maintain Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 until such time as the park's construction commences or assumption is granted. Maintenance shall entail maintain sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice a summer, erosion repairs, cleaning of catchbasins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City;
  - h) Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 shall not be encumbered by any services or easements, including but not limited, to utility services, transformer boxes, Canada Post mail boxes and/or access, and the like;
  - i) Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05 shall include adequate sized servicing connections along the main frontage of the park block, including a water chamber manhole, complete with a curb stop, sanitary manhole, and storm water manhole. All storm water structures are to be located no less than 5 metres away from property lines. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual and to the satisfaction of the City;
  - j) Electrical services include a 120/240 volt, single phase, three wire power supply to Park Block 88 jointly with Park Block 461 in Draft Plan of Subdivision File 19T-03V05. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the park block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade; and,
  - k) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.
54. Prior to the initiation of any grading/ soil disturbance on the Plan, an archaeological resource assessment of the entire area within the lands shall be carried out and a report, which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the Ministry of Tourism, Culture and Sport shall be submitted to the City.
- a) Should 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 Planning Department (Urban Design and Cultural Heritage Division) shall be notified immediately.

- b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
55. The Owner agrees and acknowledges that the lotting pattern may be subject to change to accommodate new information relating to archaeology, cemeteries and cultural heritage matters including cultural heritage landscape.
  56. Prior to final approval of the Plan, the Owner shall prepare Architectural Control Design Guidelines and address the following:
    - a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the Architectural Control Design Guidelines;
    - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Control Design Guidelines; and,
    - c) The City may undertake periodic reviews to ensure compliance with the Architectural Control Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
  57. Prior to final approval of the Plan, the Owner shall prepare Urban Design Guidelines and a Streetscape Landscape Master Plan. The guidelines and master plan shall address, but not be limited to, the following issues:
    - a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
    - b) Edge restoration along Valley Block 89 and Open Space Block 90;
    - c) Preliminary design of Park Block 88 to integrate with built-form and public realm; and,
    - d) The appropriate community edge treatment along Teston Road, including the appropriate landscaping for Buffer Blocks 91 and 92 with low-maintenance plant material.
  58. Prior to final approval, the Owner shall provide a minimum 10 m buffer block abutting the valley block and open space block in accordance with TRCA policies along residential lots.
  59. Prior to final approval, the Owner shall provide a 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. The Owner shall not remove trees without written approval by the City.
  60. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the valley and open space blocks. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the valley and open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

The Owner shall provide a report for a 20 metre zone within all staked valley and open space edges to the satisfaction of the TRCA and the 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.

61. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut Valley Buffer Block 94.
62. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut Open Space Block 90.
63. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut Park Block 88.
64. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut Landscape Buffer Blocks 91 and 92 and Walkway Block 107, to the satisfaction of the City.
65. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural control design guidelines.
66. The Owner shall convey Park Block 88 and Landscape Buffer Blocks 91 and 92 to the City, free of all cost and encumbrances.
67. The Owner shall convey Valley Block 89 to the TRCA or the City, free of all cost and encumbrances.
68. The Owner shall convey Open Space Block 90 to the TRCA or the City, free of all cost and encumbrances.
69. The Owner shall convey Valley Buffer Block 94 to the TRCA or the City, free of all cost and encumbrances.
70. The Owner shall convey Storm Sewer / Future Walkway Block 107 to the TRCA or the City, free of all cost and encumbrances.
71. Prior to final approval of the Plan, the Owner shall design and construct all off-road pedestrian paths and trails in accordance with the approved Block 40/47 Landscape Master Plan, and Streetscape and Urban Design Guidelines, to the satisfaction of the City, and at no cost to the City.
72. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features or fencing shall not be the responsibility of the City or York Region and shall be maintained by the Owner until assumption of the services in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the regional road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of the usual grass maintenance.
73. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that roads within the Plan may have been

constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths.”

- b) “Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances.”
- c) “Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic.”
- d) “Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future.”
- e) “Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable).”
- f) “Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.”

- g) “Purchasers and/or tenants are advised that the proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (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.”

- h) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio-Television 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.”
- i) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
  - i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m 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 <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 - 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- j) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as required by Canada Post. The location of the mailbox shall be shown on the Community Plan provided by the Owner in its Sales Office.”
- k) “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.”
- l) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement.”
- m) “Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m 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 York Region 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.”

- n) “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."

- o) "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."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

- 74. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/walkway/trail/buffer/valleylands/stormwater management facility):
  - a) "Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of a "Neighbourhood Park", or open space of which noise and lighting may be of concern due to the nature of the park or open space for active recreation."
  - b) "Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of valley/open space/buffer lands/stormwater management facility that noise and lighting should be expected from the active use of the trail and operation and maintenance of the associated structures and facilities."
  - c) "Purchasers and/or tenants are advised that the lot abuts a pedestrian walkway block and that noise and lighting should be expected from the use of the walkway. A 1.5 m high black vinyl chain link fence and a 1.8 m high wood privacy fence is to be constructed abutting the walkway boundary with all fencing material, including foundations, wholly on the lot as per City Walkway Standard to delineate the boundary of the walkway and to screen the rear yard amenity area on the lot."
- 75. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/buffer/valleylands/stormwater management facility):
  - a) "Purchasers and/or tenants are advised that the adjacent open space lands (park/buffer) may be left in a naturally vegetated condition and receive minimal maintenance."
- 76. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/buffer/valley lands/stormwater management facility):
  - a) "Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to open space lands, or valleylands is prohibited."

- b) "Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachments and/or dumping from the lot to the open space, valleylands, woodlot, park and/or stormwater management facility are prohibited."

77. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.

78. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
- The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
- The location of parks, open space, stormwater management facilities and trails.
- The location of institutional uses, including schools, places of worship, community facilities.
- The location and type of commercial sites.
- Colour-coded residential for singles, semis, multiples, and apartment units.
- The following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585."

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at \_\_\_\_\_."

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

79. The owner of 19T-07V01 and the Block 40/47 Landowners Group II Inc. shall enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited, prior to the registration of the first draft plan in the Block.



## **ATTACHMENT NO. 1b)**

### **REGION OF YORK**

**Schedule of Conditions  
19T-07V01  
4077 Teston Road  
Part of Lot 25, Concession 6  
(2097500 Ontario Ltd.)  
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2171, Last Revised May 1, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. Prior to final approval, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. Prior to final approval, the Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to Infrastructure Asset Management Branch for approval.
6. Prior to final approval, the Owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
7. Prior to final approval, the Owner shall agree to submit an updated Traffic Impact Study (TIS) to the satisfaction of the Transportation Services Department.
8. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to Community

Planning and Development Services Division for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

9. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division to implement the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division.
10. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Community Planning and Development Services Division for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
11. Prior to final approval, 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 Community Planning and Development Services Division, Attention: Mrs. Eva Pulnicki, P.Eng.
12. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Community Planning and Development Services Division and illustrated on the Engineering Drawings.
13. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that all existing driveways along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
14. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Community Planning and Development Services Division.
15. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of visual screening along the section of Street "3" fronting Teston Road, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-of-Way of Street "3". The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

16. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:

- a) All existing woody vegetation within the York Region road Right-of-Way,
- b) Tree protection measures to be implemented on and off the York Region road Right-of-Way to protect right of way vegetation to be preserved,
- c) Any woody vegetation within the York Region road Right-of-Way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road's rights of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
- d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

17. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Community Planning and Development Services Division recommending noise attenuation features.

18. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Community Planning and Development Services Division.

19. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

20. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

21. Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region, Community Planning and Development Services Division, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-of-Ways shall not be the responsibility of York Region; and
  - d) That any landscaping provided on York Region Right-of-Way by the Owner or the area municipality for aesthetic purposes must be approved by Community Planning and Development Services Division and shall be maintained by the area municipality with the exception of the usual grass maintenance.
  
22. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
  - a) A widening across the full frontage of the site where it abuts Teston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Teston Road, and
  - b) A 15 metre by 15 metre daylight triangle at the southwest and southeast corners of Street "1" and Teston Road, and
  - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Teston Road, and
  
23. Prior to final approval, 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.
  
24. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a

Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to “The Regional Municipality of York”; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

25. The Owner shall also provide York Region, Community Planning and Development Services Division with a certified written statement from the Owner or the Owner’s authorized representative that no contaminant, 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, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner’s certified written statement shall be provided at no cost to the Region.

26. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
27. York Region anticipates the construction of Teston Road Project adjacent to this site in 2019. Should a conflict arise with the development access and the York Region Project, the access to the property may be closed at the sole discretion of the Region.
28. York Region anticipates the reconstruction of Teston Road adjacent to this site in the year 2019. Should the Owner require the above noted road and access improvements prior to the completion of the adjacent capital works projects of the Region, the Owner shall co-ordinate the construction of the road and access improvements to the satisfaction of the Community Planning and Development Services Division and its contractors keeping in mind the

requirements of the Occupational Health and Safety Act, relating to constructor co-ordination issues.

29. Construction of the proposed access and lane turning lanes cannot occur simultaneously as per York Region's Teston Road Reconstruction Project, unless constructed by York Region's Contractor. The applicant is advised to contact Paul Acquaah at (905) 830 4444, extension 71948 to co-ordinate the construction of the proposed access and turning lanes with the York Region road works.
30. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "1" shall be designed to intersect Teston Road at a right angle, or on a common tangent.
31. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the throat width of Street "1" shall be designed to accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Teston Road; no intersection or non-residential access shall be permitted on Street "1" within 60.0 metres of the widened limit of Teston Road.
32. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that pedestrian access to Teston Road shall be provided from Street "1".
33. Prior to final approval, the intersection of Street "1" and Teston Road shall be designed to the satisfaction of the Community Planning and Development Services Division with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Community Planning and Development Services Division.
34. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Community Planning and Development Services Division, 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.
35. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division that the Owner will 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.

36. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto the roadway that will have transit services.

Future YRT/Viva transit services are planned for the following roadway or sections of:

- Teston Road

37. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:

- From "Street 3" to Teston Road

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

38. The Owner shall agree in the Subdivision Agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 37 above.

39. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that the passenger standing area/shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for it, notwithstanding that it may be included in the Subdivision Agreement.

Subject to approval by YRT/Viva, the passenger standing area and shelter pad shall be provided at the following location:

<b>ON Street</b>	<b>AT Street</b>	<b>Location</b>	<b>Standard</b>	<b>Traffic Signal Request</b>
Teston Road	Street "3"	East leg of Street 3, between lots 47 and 46	YRT-1.02 or YRT-1.03	

The passenger standing area/shelter pad shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop, passenger standing area, shelter or corner sightlines.

The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pad, the Owner/consultant shall confirm with YRT/Viva the final bus stop location/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

40. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing area and shelter pad to the satisfaction of York Region.
41. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the future introduction of transit services in this development as identified in Condition 36. This includes potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
42. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which will have transit services, sidewalks, pedestrian access and bus stop locations.
43. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Community Planning and Development Services Division, outlining all requirements of the Community Planning and Development Services Division.
44. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
45. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 44 inclusive, have been satisfied.



## ATTACHMENT NO. 1c)



June 12, 2015

CFN's 50915, 50916, 50914, 50917,  
50918, 53413, X-Ref: 31854

### ***Lormel 19T-07V01 – CFN 53413***

TRCA respectfully requests that the following conditions of draft plan approval be included within the City's decision:

1. That prior to site alteration, the MESP be completed in support of the Block Plan to the satisfaction of the TRCA including the following:
  - a. Environmental Impact Study including mitigation strategies,
  - b. Headwater Drainage Feature Assessment, that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - c. An approximate overall post-development water balance calculation demonstrating any infiltration deficit or surface water surplus will be mitigated to protect the features and functions.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained. Including any proposed mitigation measures demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - e. A Hydrogeological Report including current monitoring results and future monitoring recommendations and adaptive management strategies.
  - f. A Complete Conceptual Stormwater Management Report that includes phasing for construction based on the provision of facilities.
  - g. An Adjacent Land Analysis including mitigation and buffers on all plans between the valley system and all land uses, including Parks.
  - h. A Compensation Analysis for features to be altered including details related to the proposed location and feasibility and viability.
  - i. Conceptual Grading and Geotechnical Plans.
  - j. And the proposed water and sanitary servicing scheme has been demonstrated to be feasible, minimizes impacts on the natural heritage system and has demonstrated that it can be installed with minimal risk to the environment (now and in the future).
  - k. That the MESP be completed including a final section that outlines the details of conditions, actions and requirements to be carried forward into the development process.
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.

3. These conditions relate to the Draft Plan of Subdivision prepared by KLM Planning, dated May 1, 2015, subject to Block 90 being recognized as Valley.
4. That prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan, including Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and functions and assessment of the woodland edges and water quality and quantity within ground and surface water.
5. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed report for the review and approval of the TRCA that describes the storm drainage system (quantity, quality and erosion), in accordance with the approved MESP for this area (Block 40/47) to the satisfaction of TRCA. This report shall include:
  - a. A description of the storm drainage system (quality, quantity and erosion) for the proposed development
  - b. 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 will external flows be accommodated? What is the capacity of the receiving system or feature?;
  - 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/manage stormwater, to mitigate the impacts of development on the quality, quantity and erosion of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
  - e. proposed methods and plan for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - f. location and description and impact analysis of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
  - g. overall grading plans for the subject lands;
  - h. demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions(hydroperiod) of the existing Provincially Significant Wetlands and Woodlands and watercourses during and after construction.
  - i. a detailed Lot Grading Plan be submitted that complies with the approved conceptual grading plan.
  - j. Detailed functional servicing report.
  - k. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - l. Proposed measures to mitigate the potential erosive impacts of development on the natural heritage system, both on and off-site;
  - m. geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;

- n. Proposed measures to promote infiltration to maintain water balance for the plan area taking into account the feature based water balance requirements;
  - o. Proposed measures to maintain feature-based water balance/ hydroperiod and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development and related infrastructure;
  - p. A subsurface investigation (including assessment of groundwater levels) at the locations of the stormwater management ponds and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
  - q. 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;
6. That the applicant complete and submit an Edge Management Plan and Detailed Restoration Planting Plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of Open Space and Buffer Blocks, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration.
7. That prior to topsoil stripping and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that examines opportunities for the retention of larger trees and the means of protecting retained trees/forest edges from development activities to the satisfaction of the TRCA. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of the TRCA prior to topsoil stripping.
8. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA. Revisions may be the result of, but not limited to, the implementation measures necessary to maintain water balances across the Block Plan Area.
9. That Blocks 89, 90 and 94 be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
10. That the implementing zoning by-law recognize Block 89, 90 and 94 as OS1 Open Space Conservation, which has the effect of prohibiting development, to the satisfaction of the TRCA.
11. That the owner in the subdivision agreement, in wording acceptable to the TRCA:
- a. carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the MESP and all technical reports referenced in these conditions including Edge Management and Restoration Planting Plans;
  - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;

- c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;
  - d. To comply with all Permits approved under Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA
  - e. To erect a permanent fence adjacent to residential lots that abut Open Space Buffer and Valley Blocks as required by TRCA.
  - f. To prohibit grading works within the Valley and Buffer Blocks unless approved by TRCA;
  - g. To prohibit retaining walls in or adjacent the Valley and Buffer Blocks unless approved by TRCA
  - h. To provide an access as required by TRCA.
  - i. To provide future residents with education pamphlets about natural features in the area and good stewardship practices.
12. That the owner agree in the subdivision agreement to complete an Archaeological Assessment for those areas where infrastructure is proposed within the Valley.
  13. That the owner agree in the subdivision agreement to complete a detailed erosion assessment for all locations where drainage facilities will be accommodated in the valley. The Assessment shall include mitigation measures to meet values and assess all impacts associated with maintenance roads and other municipal requirements and ensure all impacts on site and downstream are mitigated. Facility and location details shall be provided. The design shall match pre to post and shall be verified based on three years of continuous monitoring. An Adaptive Management Plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
  14. Prior to registration or site alteration a site water balance and a feature based water balance shall be completed in accordance with the requirements of TRCA and mitigation measures, if required, designed and implemented to the satisfaction of TRCA. This may result in the alteration of the stormwater management block sizes and the number of lots.
  15. That the applicant submit a copy of the fully executed subdivision agreement and required clearance fees to the TRCA, in order to obtain clearance of conditions of draft approval.

**ATTACHMENT No. 1d)  
ENBRIDGE GAS  
CONDITIONS**



**ENBRIDGE GAS DISTRIBUTION INC.**

**500 Consumers Road  
North York, ON M2J 1P8**

**Mailing Address  
P.O. Box 650  
Scarborough, ON M1K 5E3**

APRIL 10, 2014

**JUDY JEFFERS  
TOWN PLANNER  
CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT  
2141 MAJOR MACKENZIE DR  
VAUGHAN ON L6A 1T1**

Dear Judy Jeffers:

**RE: ZONING BY-LAW AMENDMENT  
DRAFT PLAN OF SUBDIVISION  
2097500 ONTARIO LIMITED  
4077 TESTON RD.  
SOUTH SIDE OF TESTON RD, ON THE EAST SIDE OF PINE VALLEY DR  
PART OF LOT 25, CONCESSION 6  
CITY OF VAUGHAN  
FILE NO.: Z.07.002 & 19T-07V01**

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.

**ATTACHMENT No. 1d)**  
**ENBRIDGE GAS**  
**CONDITIONS**

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

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

Regards,

A handwritten signature in black ink, appearing to read "Nikki DeGroot". The signature is stylized and cursive.

**Nikki DeGroot**

Municipal Advisor | GD SA&D, Long Range PIng

**ENBRIDGE GAS DISTRIBUTION INC.**

TEL: 416-758-4754

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

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

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

**Integrity. Safety. Respect.**

ND: zg



**ATTACHMENT No. 1e)**  
**CANADA POST**  
**CONDITIONS**

---

April 30, 2014

**CITY OF VAUGHAN**  
**2141 MAJOR MACKENZIE DRIVE**  
**VAUGHAN ON L6A 1T1**

Attention: Judy Jeffers - Planner

**Re: 2097500 ONTARIO LIMITED**  
**SOUTH SIDE OF TESTON ROAD, ON THE EAST SIDE OF PINE VALLEY DRIVE PART OF LOT**  
**25, CONCESSION 6**  
**19T-07V01 & Z.07.002 WARD 3 POSTAL DELIVERY AREA: WOODBROIDGE**

---

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

**ATTACHMENT No. 1e)**  
**CANADA POST**  
**CONDITIONS**

-2-

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)



ATTACHMENT 2

*THE CITY OF VAUGHAN*

***BY-LAW***

BY-LAW NUMBER -2016

**A By-law to amend City of Vaughan By-law 1-88.**

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One (Holding), RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Opens Space Park Zone, and OS2(H) Open Space Park Zone with the Holding Symbol "(H)", in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

"( ) A. The following provisions shall apply to the lands with the Holding Symbol "(H)" as shown on Schedule "E- ":

    - a) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of this By-law, or the production of field crops. The Holding Symbol "(H)" shall not be removed until such time as:
      - i) the Ministry of Tourism, Culture and Sport has approved all outstanding archaeological reports to the satisfaction of the City of Vaughan.
- B. Notwithstanding the provisions of:
  - a. Section 8.1 and Schedule "A" respecting minimum lot area for a residential use only in an A Agricultural Zone;
  - b. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
  - c. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in the RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;

- d. Section 4.22.2 and 4.22.3 respecting Encroachment of Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- e. Section 4.22.3 and note 3. i) on Schedule "A3", respecting Minimum Interior Side Yard Abutting a non-residential use;
- f. Section 4.22.3 and note 5. on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a Sight Triangle;

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-   ":

- ai. The minimum required lot area for a residential use on the lands zoned A Agricultural Zone shall be 1.0 hectare;
- bi. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- ci. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum 0.6 metres;
- di. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
  - i) An unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
  - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle;
  - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.

- ei. The minimum side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
  - fi. The minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond."
2. Adding Schedule "E- " attached hereto as Schedule "1".
  3. Deleting Key Map 7E and substituting therefor the Key Map 7E attached hereto as Schedule "2".
  4. Schedules "1" and "2" shall be and hereby form part of this By-law.



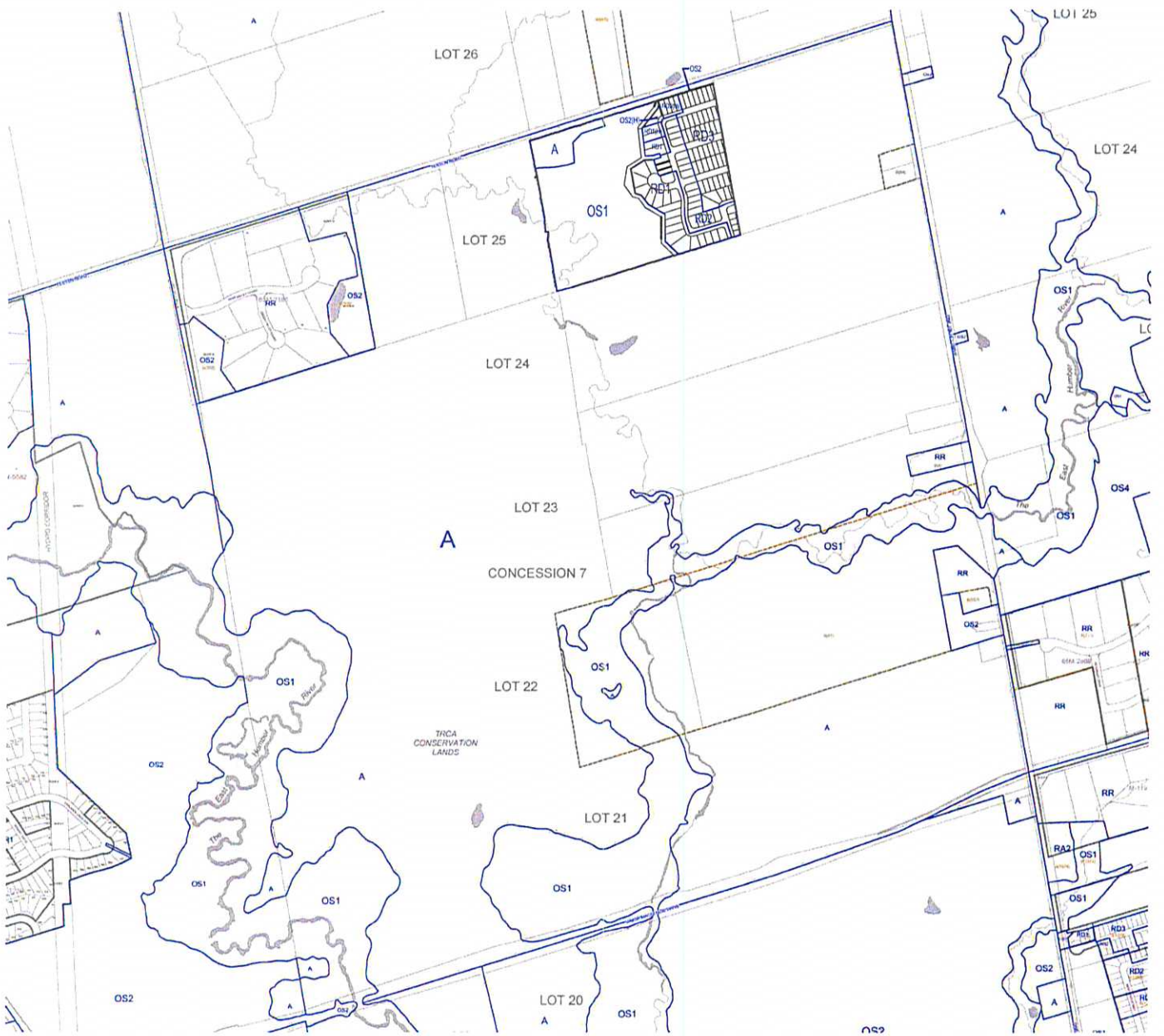
THIS IS SCHEDULE 'E-'  
TO BY-LAW 1-88, EXCEPTION 9( )

NOT TO SCALE

THIS IS SCHEDULE '1'  
TO BY-LAW \_\_\_\_\_ - 2016  
PASSED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016

FILE No. Z.14.010  
LOCATION: Part of the East Half of Lot 25,  
Concession 7  
APPLICANT: Lijiana Damiani  
CITY OF VAUGHAN

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK



KEY MAP 7E  
BY-LAW 1-88

NOT TO SCALE

**THIS IS SCHEDULE '2'**  
**TO BY-LAW \_\_\_\_\_ - 2016**  
**PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016**

FILE No. Z.14.010  
 LOCATION: Part of the East Half of Lot 25,  
 Concession 7  
 APPLICANT: Liliana Damiani  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

**SUMMARY TO BY-LAW      -2016**

The lands subject to this By-law are located on the south side of Teston Road approximately 500 metres west of east of Pine Valley Drive. The lands, which have an area of about 20.23 hectares, are described as Part of Lot 25, Concession 7, City of Vaughan.

The purpose of this By-law is to:

- Rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, and OS2(H) Open Space Park Zone with the Holding Symbol "(H)". The rezoning will facilitate the development of 94 new detached dwelling units, 14 blocks for future detached dwelling units, one large lot to accommodate an existing single family dwelling, and open space (vista block/ buffers), as well as to maintain the existing valley lands, in Plan of Subdivision 19T-14V004.
- Provide an exception to the minimum lot area requirement for a residential use on lands zoned A Agricultural to allow the continuation of the existing single family detached dwelling located in the northwest corner of the subject lands.
- Provide exceptions to certain zoning requirements to allow the encroachment into required yards of building features including fireplaces or chimney pilasters, window projections, unenclosed porches (covered or uncovered) and associated eaves, gutters and steps.
- Reduce the required minimum exterior side yard abutting a sight triangle from 3.0 metres to 1.5 metres.
- Require the approval of all outstanding archaeological reports prior to the removal of the Holding Symbol "(H)" on certain lots/blocks.





NOT TO SCALE

# LOCATION MAP

## TO BY-LAW \_\_\_\_\_ - 2016

FILE No. Z.14.010  
LOCATION: Part of the East Half of Lot 25,  
Concession 7  
APPLICANT: Liliana Damiani  
CITY OF VAUGHAN

SUBJECT LANDS





**DRAFT PLAN OF SUBDIVISION**  
**19T-14V004**  
 Part of the East Half of Lot 25  
 Concession 7  
 City of Vaughan  
 Regional Municipality of York

Date: November 18, 2013

May 27, 2014

Revised: Feb 18, 2015

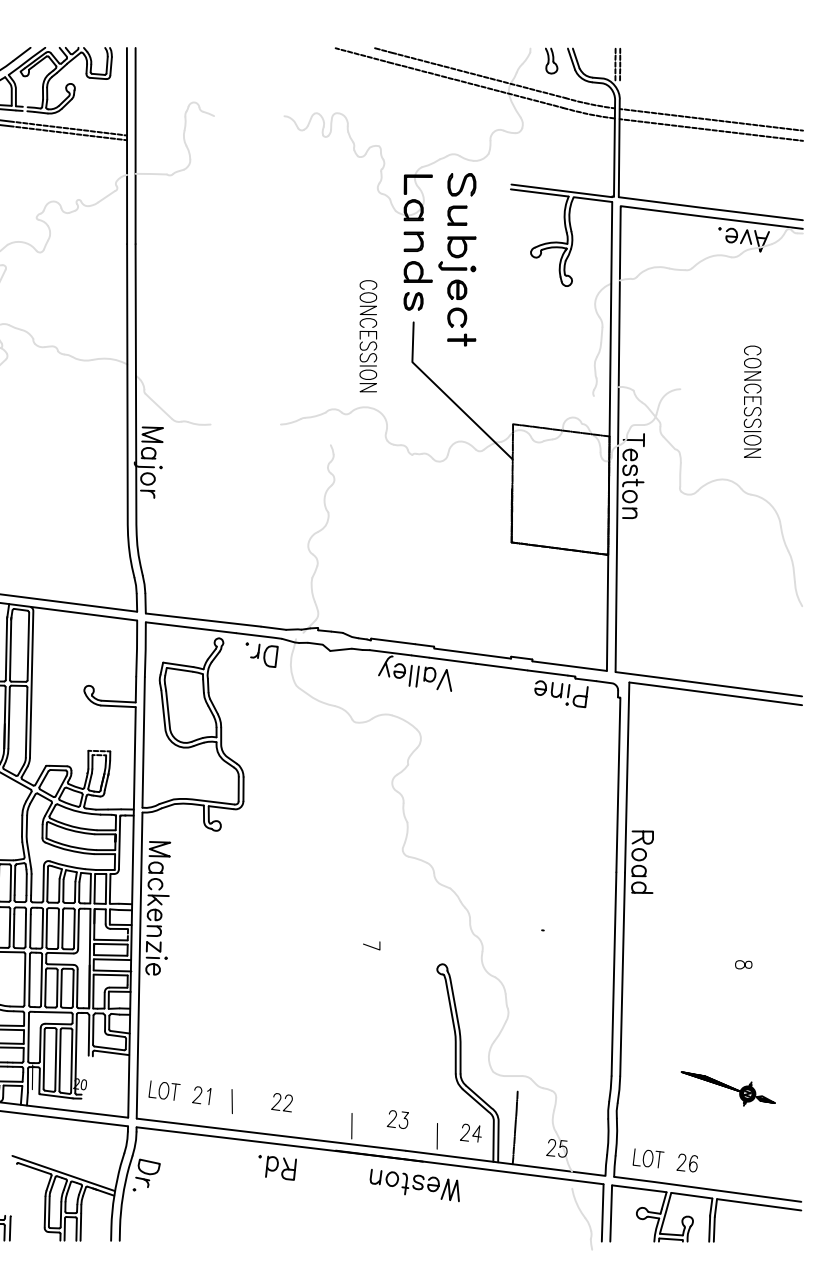
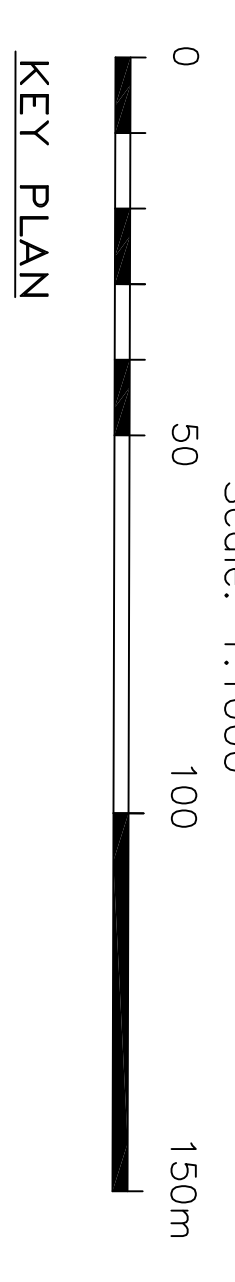
Apr 6, 2015

May 9, 2015

Sept 9, 2015

Feb 15, 2016

Scale: 1:1000



**UNIT TYPE**

- 12.8m single family dwellings 27
- 13.7m single family dwellings 22
- 18.2m single family dwellings 21
- 18.2m single family dwellings 24
- TOTAL 94

**OWNERS' CERTIFICATE**  
 We authorize Templeton Planning Limited to prepare and submit this Draft Plan of Subdivision for approval.

*Alison Shaw* *Debra Bellis*  
 Limited Partner  
 date

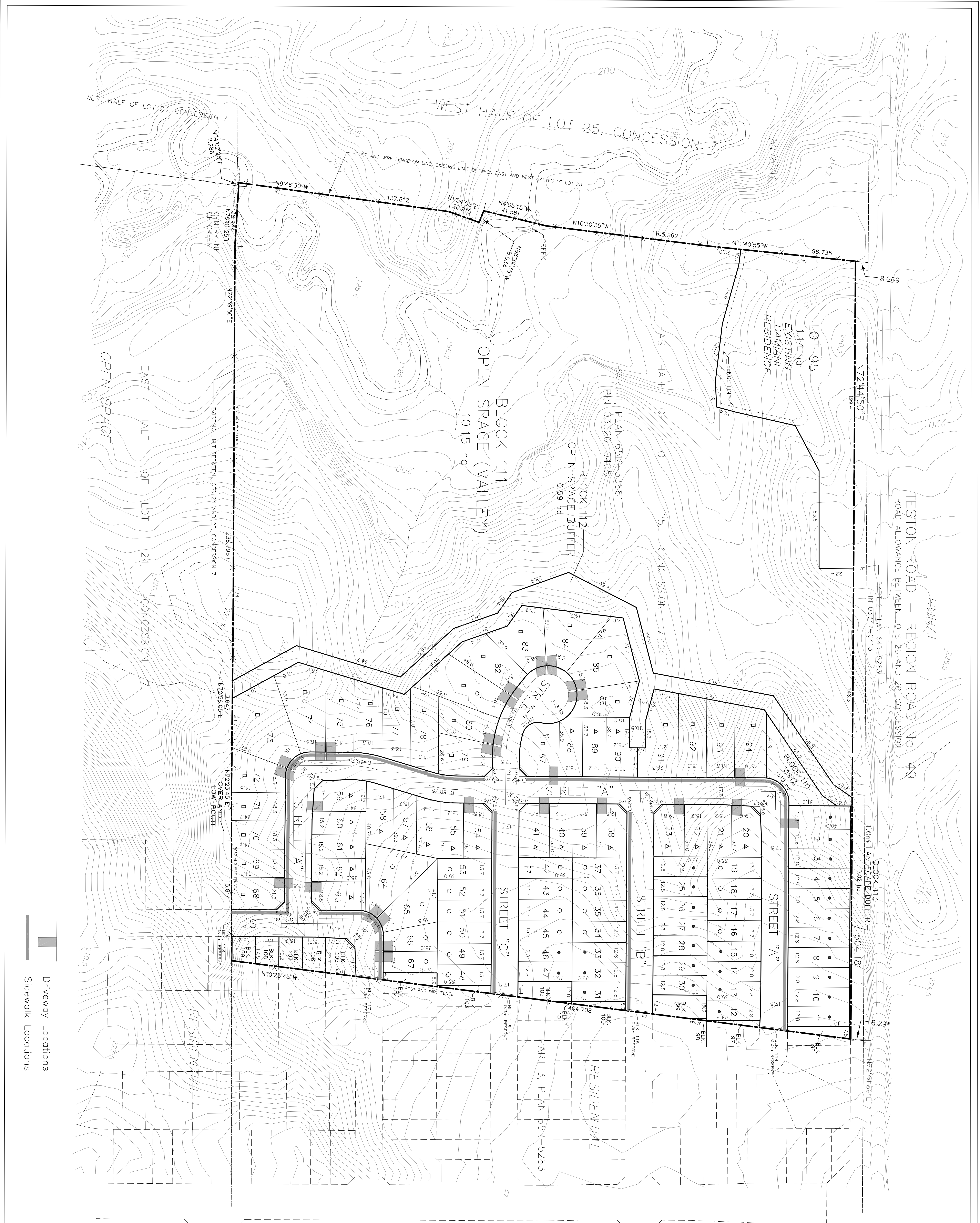
**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundaries of the lands being divided and the portions of the adjacent lands are accurately and correctly shown in accordance with plan

*Debra Bellis*  
 date

**ADDITIONAL INFORMATION**  
 As required under Section 51(17) of the Planning Act:  
 a) - on key plan  
 b) - placed water to be installed by developer  
 c) - city  
 d) - all municipal services to be made available  
 e) - Existing Dwelling to remain on private services

Note: Contours are based on Condon Geodetic Datum  
 Boundary subject to final calculations

**TEMPLETON PLANNING LIMITED**  
 LAND USE PLANNING AND DEVELOPMENT CONSULTANTS  
 6863757-8875 Fax: (905) 727-8880  
 www.templetonplanning.com



Driveny Locations  
 Sidewalk Locations



## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-14V004  
LILIANA DAMIANI (OWNER)  
PART OF THE EAST HALF OF LOT 25, CONCESSION 7, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-14V004 (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 No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b) and dated February 15, 2016.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated February 23, 2016.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d).
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated May 14, 2014.

#### Clearances

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachments 1a), 1b), 1c), 1d) and 1e), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. 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.
4. The 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.
5. Enbridge Gas 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.
6. Canada Post 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.

## **ATTACHMENT NO. 1a)**

### **CONDITIONS OF APPROVAL**

#### City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision prepared by Templeton Planning Limited, last revised February 15, 2016.
2. The lands within the 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. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Master Environmental Servicing Plan must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City.
4. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall submit 6 hardcopies and 14 digital copies of the approved Block 40/47 Master Environmental Servicing Plan and Block 40/47 Block Plan Report to the Vaughan Planning Department, Policy Division.
5. Prior to the registration of the first phase or any phase thereof, the Plan shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
6. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
7. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.
8. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
9. a) Prior to the registration of the first phase or any phase thereof of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland, if required, shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
- b) Prior to final approval of the Plan, the Trustee for Block 40/47 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.



10. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
11. The Owner shall have entered into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
12. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
13. The Owner shall agree in the Subdivision Agreement to upfront finance the design, tender and construction of the Pressure District 7 Teston Road Watermain, and the necessary improvements to Teston Road and Pine Valley Drive all to the satisfaction of the City and York Region.
14. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
15. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
16. 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.
17. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
18. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
19. 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 the Plan shall be coordinated and completed at the cost of the Owner.
20. 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.
21. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
22. 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.
23. The Owner shall upfront finance the design, tender and construction of the necessary improvement and urbanization of Teston Road (including sidewalk and streetlighting) for

approximately 800 m west of Pine Valley Drive in conjunction with development of the Plan and to the satisfaction of the City.

24. 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.

25. 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 the 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) Stormwater 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.

26. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting Plans of Subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the required sanitary sewer and watermain valley crossings being incorporated into the proposed pedestrian bridges. Furthermore, the Owner acknowledges that should the design and construction of the abovementioned servicing works be required to service the Plan, the Owner shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

27. 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.
28. 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 LED streetlighting to the satisfaction of the City.
29. 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.

30. 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 so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
31. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
32.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
33. 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.
34. Prior to final approval of the Plan, the Block 40/47 Master Environmental Servicing Plan (MESP) shall be revised to address the following outstanding items:
  - a) ensure all stormwater management ponds are sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive;
  - b) ensure all stormwater management pond blocks are sized to accommodate the required infiltration galleries;
  - c) to provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of Plan of Subdivision File 19T-06V12;
  - d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
  - e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);
  - f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;
  - g) revise the current sanitary servicing concept for Block 40 South per the approved Block 40 South MESP;

- h) update ultimate external sanitary drainage areas (Blocks 41 and 55) tributary to the proposed Pine Valley North Sewage Pumping Station;
- i) provide a development and infrastructure phasing plan including a traffic assessment for each phase of development. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services;
- j) include a sanitary drainage plan with all relevant external drainage areas together with profile drawings for skeleton works with inverts;
- k) include the current approved external sanitary drainage concept;
- l) include revised post-development storm drainage area plans;
- m) identify any potential development charge projects associated with the servicing of the Block 40/47N Plan area including estimated costs and benefitting areas;
- n) identify all York Region infrastructure work including the Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive and other system improvements that are necessary to support the development of the Block Plan area; and,
- o) include a Transportation Demand Management Plan for Block 40/47 North.

The Owner shall agree to implement the recommendations as noted in the aforementioned and approved MESP Report to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

35. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation 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), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of 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 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.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).



- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
36. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) within the Plan.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
37. 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 Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
38. 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.
39. 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.
40. Blocks 96 to 109, both inclusive, shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-03V25. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.
41. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.

42. Construction of the pedestrian bridge structures for Block 40/47 must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to release of the first Building Permit.
43. The Owner shall convey road widenings free and clear of all costs and encumbrances as necessary to facilitate the roadway improvement works along Teston Road west of Pine Valley Drive in accordance with the City's Official Plan.
44. The Owner shall upfront finance the design, tender and construction of the necessary improvement and urbanization of Teston Road (including sidewalk and streetlighting) for approximately 800 m west of Pine Valley Drive in conjunction with development of the Plan and to the satisfaction of the City.
45. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
46. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
47. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to the transfer of land.
48. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
49. Prior to the initiation of any grading/soil disturbance on the Plan, an archaeological resource assessment of the entire area within the lands shall be carried out and a report which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the Ministry of Tourism, Culture and Sport shall be submitted to the City.
  - a) Should 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 Development Planning Department (Urban Design and Cultural Heritage Division) 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 Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
50. Prior to Final Approval of the Plan, a revised Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 proposed Block Plan shall be submitted to the



satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. The Cultural Heritage Evaluation and Assessment shall include, but not be limited to the following:

- a) Provide an electronic and hard copy of a survey plan identifying the limits of the area that comprises the Cultural Heritage Landscape. Include information associated with legal description of the lands and graphically identifying the location of viewpoints, view sheds and vistas that are significant and add to the understanding of the connected natural and cultural value of the area. The survey plan is required to include the identification of buffer and sensitive areas that may restrict soil disturbance and/ or require special treatment.
  - b) Include in the report information on the Plan and resubmit the report for review and approval.
  - c) A final clearance of archaeological concerns has not been issued by the Ministry of Tourism, Culture and Sport and reports are outstanding. Any pertinent information in these missing reports related to the Cultural Heritage Landscape of the East Humber River within the Block Plan lands should be included in the resubmittal.
51. Prior to final approval of the Plan, given the local and provincial cultural value of the lands, the Owner is required to circulate the Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 proposed Block Plan report to the Toronto and Region Conservation Authority (TRCA) and Huron-Wendat Nation for their information and comment in order to provide input related to the commemoration and interpretative strategy for the area.
52. Prior to final approval of the Plan, a commemoration and interpretative strategy for the Cultural Heritage Landscape of the East Humber River, prepared by a qualified heritage consultant in the subject area of expertise, shall be submitted by the Owner to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation, including, but not limited to:
- a) That the strategy be put together in consultation with stakeholders of the lands and interest groups in accordance with the Provincial Policy Statement (PPS) 2014 policy, in accordance with the Standards and Guidelines for Archaeologists and the York Region Archaeological Management.
- The Owner shall implement the commemoration and interpretation plan for the subject lands, for the Cultural Heritage Landscape of the East Humber River within the Plan, to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation.
53. The Owner acknowledge, in accordance with Regulation O. Reg. 130/92, s. 18, no building or addition is allowed under law to be constructed within 4.57 m (15 feet) of an in-ground grave and it is an offence under the Funeral, Burial and Cremation Services Act, 2002, to disturb a burial site. Any cemetery or burial site shall have a 4.57 m (15 feet) buffer from all directions from any grave.
54. Prior to final approval of the Plan, a Site Disposition Agreement is required for the Damiani burial site to the satisfaction of the Ministry of Government and Consumer Services, Registrar of Cemeteries.
55. The Owner agrees and acknowledges that the lotting pattern, including but not limited to Lots 1 to 4 inclusive, Lot 93, Lot 94 and Block 110 may be subject to change to accommodate new information relating to archaeology, cemeteries and cultural heritage matters including cultural heritage landscapes.
56. Prior to final approval of the Plan, the Owner shall prepare Architectural Control Design Guidelines.

- a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the Architectural Control Design Guidelines;
  - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Control Guidelines; and,
  - c) The City may undertake periodic reviews to ensure compliance with the Architectural Control Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
57. Prior to final approval of the Plan, the Owner shall prepare Urban Design Guidelines and a Streetscape Landscape Master Plan. The guidelines and the master plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
  - b) Edge restoration along the open space lands;
  - c) The appropriate community edge treatment along Teston Road, including the appropriate landscaping for Buffer Block 113 with low-maintenance plant material;
  - d) Trail system and network within the open space blocks and vista blocks.
58. Prior to final approval, the Owner shall provide a minimum 10 m buffer block abutting the open space blocks along residential lots and residential blocks.
59. Prior to final approval, the Owner shall provide a 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. The Owner shall not remove trees without written approval by the City.
60. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
61. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of Lot 95 that abuts Open Space Block 111.
62. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Open Space Buffer Block 112.



63. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Vista Block 110.
64. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut landscape buffer Block 113, to the satisfaction of the City.
65. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural control design guidelines.
66. The Owner shall convey Landscape Buffer Block 113 to the City free of all cost and encumbrances.
67. The Owner shall convey Vista Block 110 to the City free of all cost and encumbrances.
68. The Owner shall convey Open Space Block 111 to the TRCA (Toronto and Region Conservation Authority) or the City free of all cost and encumbrances.
69. The Owner shall convey Open Space Buffer Block 112 to the TRCA or the City free of all cost and encumbrances.
70. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
  - b) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
  - c) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic."
  - d) "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
  - e) "Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable)."
  - f) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for

boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.”

- g) “Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (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.”

- h) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio-Television Telecommunication 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.”

- i) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m 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 <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 - 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- j) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox in accordance with 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.”

- k) “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.”



- l) "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement."
- m) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m 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 York Region 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 York Region and maintained by the City with the exception of the usual grass maintenance."

- n) "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."
- o) "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."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

71. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lots 73 to 78 inclusive, Lots 81 to 86 inclusive, Lots 90 to 94 inclusive and Lot 1, adjacent to open space valley and associated buffer:

"Purchasers and/or tenants are advised that the lot abuts open space valley and associated buffer, and are designed for naturalization and therefore, shall receive minimal maintenance."

"Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities."

"Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to open space lands is strictly prohibited."

"Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachment and/or dumping from the lot to the open space are prohibited."

72. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.

73. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
- The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
- The location of parks, open space, stormwater management facilities and trails.
- The location of institutional uses, including schools, places of worship, community facilities.
- The location and type of commercial sites.
- Colour-coded residential for singles, semis, multiples, and apartment units.
- The following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585."

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at \_\_\_\_\_."

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.

74. The owner of 19T-14V004 and the Block 40/47 Landowners Group II Inc. shall enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited, prior to the registration of the first draft plan in the Block.



**ATTACHMENT NO. 1b)**  
**Region of York**

Schedule of Conditions  
19T-14V04  
Part of Lot 25, Concession 7  
4801 Teston Road  
(Liliana Damiani)  
City of Vaughan

**Re: Templeton Planning Ltd., Last Revised February 15 , 2016**

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. Prior to final approval, York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the Plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. Prior to final approval, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. Prior to final approval, the Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
6. Prior to final approval, the Owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
7. Prior to final approval, the Owner shall agree to submit updated Traffic Impact Study (TIS) to the satisfaction of the Transportation Services Department.

8. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadway that will have transit services.

Future YRT/Viva transit services are planned for the following roadway or sections of:

- Teston Road

9. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location to the satisfaction of York Region.
10. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the future introduction of transit services in this development as identified in Condition 8. This includes potential transit routes. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and Future Plan maps are available from YRT/Viva upon request.
11. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination and accordance with the local municipality's design standards along all streets which have or will have transit services, sidewalks, and pedestrian access.
12. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Community Planning and Development Services Division, outlining all requirements of the Community Planning and Development Services Division.
13. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law #2012-36.
14. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 13 inclusive, have been satisfied.



**Appendix B**  
**Damiani 19T-14V04 – CFN 50915**  
**Attachment No. 1. c) (Revised DPS & Zoning)**

TRCA respectfully requests that the following conditions of draft plan approval be included within the City's decision:

1. That prior to site alteration, the MESP be completed in support of the Block Plan to the satisfaction of the TRCA including the following:
  - a. Environmental Impact Study including mitigation strategies,
  - b. Headwater Drainage Feature Assessment, that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - c. An approximate overall post-development water balance calculation demonstrating any infiltration deficit or surface water surplus will be mitigated to protect the features and functions.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained. Including any proposed mitigation measures demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - e. A Hydrogeological Report including current monitoring results and future monitoring recommendations and adaptive management strategies.
  - f. A Complete Conceptual Stormwater Management Report that includes phasing for construction based on the provision of facilities.
  - g. An Adjacent Land Analysis including mitigation and buffers on all plans between the valley system and all land uses, including Parks.
  - h. A Compensation Analysis for features to be altered including details related to the proposed location and feasibility and viability.
  - i. Conceptual Grading and Geotechnical Plans
  - j. And the proposed water and sanitary servicing scheme has been demonstrated to be feasible, minimizes impacts on the natural heritage system and has demonstrated that it can be installed with minimal risk to the environment (now and in the future)
  - k. That the MESP be completed and approved including a final section that outlines the details of conditions, actions and requirements to be carried forward into the development process.
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.
3. These conditions relate to the Draft Plan of Subdivision prepared by Templeton Planning Limited, last revised February 15, 2016.
4. That the prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan , including the final the Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and

- functions and assessment of the woodland edges and water quality and quantity of both ground and surface water.
5. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed report for the review and approval of the TRCA that describes the storm drainage system (quantity, quality and erosion), in accordance with the approved MESP for this area (Block 40/47) to the satisfaction of TRCA. This report shall include:
- a. a description of the storm drainage system (quality, quantity and erosion) for the proposed development
  - b. 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 will external flows be accommodated? What is the capacity of the receiving system or feature?;
  - 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/manage stormwater, to mitigate the impacts of development on the quality, quantity and erosion of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
  - e. proposed methods and plan for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - f. location and description and impact analysis of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
  - g. overall grading plans for the subject lands;
  - h. demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions(hydroperiod) of the existing Provincially Significant Wetlands and Woodlands and watercourses during and after construction.
  - i. a detailed Lot Grading Plan be submitted that complies with the approved conceptual grading plan.
  - j. detailed functional servicing report.
  - k. detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - l. proposed measures to mitigate the potential erosive impacts of development on the natural heritage system, both on and off-site;
  - m. geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;
  - n. proposed measures to promote infiltration to maintain water balance for the plan area taking into account the feature based water balance requirements;



- o. proposed measures to maintain feature-based water balance/ hydroperiod and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development and related infrastructure;
  - p. a subsurface investigation (including assessment of groundwater levels) at the locations of the stormwater management ponds and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
  - q. 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;
  - r. detailed plans and supporting calculations for all watercourse crossings.
6. That the applicant complete and submit an Edge Management Plan and Detailed Restoration Planting Plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of Open Space and Buffer Blocks, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration.
7. That prior to topsoil stripping and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that examines opportunities for the retention of larger trees and the means of protecting retained trees/forest edges from development activities to the satisfaction of the TRCA. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of the TRCA prior to topsoil stripping.
8. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA. Revisions may be the result of, but not limited to, the implementation measures necessary to maintain water balances across the Block Plan Area.
9. That Blocks 111 and 112 be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
10. That the implementing zoning by-law recognizes Block 111 and Block 112 as OS1 Open Space Conservation, which has the effect of prohibiting development, to the satisfaction of the TRCA, ~~as shown on the draft zoning by-law schedule dated February 17, 2016 and received February 18, 2016.~~
11. That the owner in the subdivision agreement, in wording acceptable to the TRCA:
- a. carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the MESP and all technical reports referenced in these conditions including the Edge Management and Restoration Plan;
  - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;

- c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;
  - d. to comply with all Permits approved under Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA
  - e. to erect a permanent fence adjacent to residential lots that abut Open Space Buffer and Valley Blocks as required by TRCA.
  - f. to prohibit grading works within the Valley and Buffer Blocks unless approved by TRCA;
  - g. to prohibit retaining walls in or adjacent the Valley and Buffer Blocks unless approved by TRCA
  - h. to provide an access as required by TRCA.
  - i. to provide future residents with education pamphlets about natural features in the area and good stewardship practices.
12. That prior to final approval an area within Block 112 be identified and access and such other requirements as necessary be provided in accordance with the Cemeteries Act, as amended, in the vicinity of Lot 91.
  13. That the owner agree in the subdivision agreement that an Archaeological Assessment will be completed for those areas where infrastructure and trails are proposed within the Valley.
  14. That within the subdivision agreement the owner shall agree to complete a detailed erosion assessment for all locations where drainage facilities will be accommodated in the valley. The Assessment shall include mitigation measures to meet values and assess all impacts associated with maintenance roads and other municipal requirements and ensure all impacts on site and downstream are mitigated. Facility and location details shall be provided. The design shall match pre to post and shall be verified based on three years of continuous monitoring. An Adaptive Management Plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
  15. Prior to registration or site alteration a feature based water balance shall be completed in accordance with the requirements of TRCA and mitigation measures, if required, designed and implemented to the satisfaction of TRCA. This may result in the alteration of the stormwater management block sizes and the number of lots.
  16. That the applicant submit a copy of the fully executed subdivision agreement and required clearance fees to the TRCA, in order to obtain clearance of conditions of draft approval.



**ATTACHMENT NO. 1 d)**  
**ENBRIDGE GAS**

Conditions of Approval

Enbridge Gas

1. The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing **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.
2. 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.
3. 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.
4. The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

## **ATTACHMENT NO. 1 e)**



May 14, 2014

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Eugene Fera - Planner

**Re: LILIANA DAMIANI  
LOT 25, CONCESSION 7 & PART 1, REFERENCE PLAN NO.: 65R-33861 (4801 TESTON ROAD)  
19T-14V004 RELATED FILE: Z.14.010  
THE CITY OF VAUGHAN WARD 1 POSTAL DELIVERY AREA: WOODBRIDGE**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

## **ATTACHMENT NO. 1 e)**

-2-

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)

***THE CITY OF VAUGHAN******BY-LAW*****BY-LAW NUMBER \_\_\_\_\_-2016****A By-law to amend City of Vaughan By-law 1-88.**

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" and Schedule "2" attached hereto, from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, RT1(H) Residential Town House Zone with the Holding Symbol "(H)", and C4(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)" in the manner shown on the said Schedule "1" and Schedule "2".
  - b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':
 

"( )" A. Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law \_\_\_\_\_-2016, or the production of field crops.

    1. Prior to the removal of the Holding Symbol "(H)" from that portion of the Subject Lands identified as Block 467 and Block 489 as zoned in manner shown on Schedule 'E-XXXX', both with the Holding Symbol "(H)", the following shall occur:
      - i) Completion of the Teston Road Schedule C Class Environmental Assessment, from Pine Valley Drive to Weston Road for the potential jog elimination at Pine Valley Drive and Teston Road intersection.
      - ii) Conveyance of sufficient lands free of cost and encumbrances along the Teston Road and Pine Valley Drive frontages as identified in the Teston Road Schedule C Class Environmental Assessment from Pine Valley Drive to Weston Road to accommodate the intersection realignment.
    2. Prior to the removal of the Holding Symbol "(H)" from that portion of the Subject Lands identified as lot 142 to lot 160 inclusive, lots 161 to 172 inclusive and lots 267 to 272 inclusive, and lots 292 to 298 inclusive as zoned in the manner shown on Schedule 'E-XXXX' and 'E-YYYY', with the Holding Symbol "(H)", the detailed design of the proposed pedestrian bridge (included approaches) and stormwater



management ponds / infiltration galleries are completed to the satisfaction of the City of Vaughan and Toronto and Region Conservation Authority (TRCA).

3. Prior to the removal of the Holding Symbol "(H)" from that portion of the Subject Lands identified as lot 1 as zoned in the manner shown on Schedule 'E-XXXX', with the Holding Symbol "(H)", the appropriate structural setback from the adjacent cemetery has been determined.
4. Prior to the removal of the Holding Symbol "(H)" from the Subject Lands as shown on Schedule 'E-XXXX' and 'E-YYYY', the requirements of a Remedial Action Plan and the submission of a record of site condition must be successfully filed with the Ministry of the Environment on the Environmental Site Registry to the satisfaction of the City.
5. Prior to the removal of the Holding Symbol "(H)" from that portion of the Subject Lands identified as lot 378 to lot 386 inclusive as zoned in the manner shown on Scheduled 'E-YYYY', Council shall identify and allocate the water supply and sewage capacity.
6. Notwithstanding the provisions of:
  - a. Section 2.0 DEFINITIONS, respecting DWELLING, STREET TOWNHOUSE;
  - b. Section 2.0 DEFINITIONS, respecting LOT;
  - c. Section 2.0 DEFINITIONS, respecting STREET;
  - d. Subsection 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;
  - e. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;
  - f. Section 4.22.2 and 4.22.3 respecting Encroachment of an Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
  - g. Subsection 3.8 a) respecting Parking Requirements;
  - h. Subsection 3.8 c) respecting visitor Parking Requirements;
  - i. Subsection 5.1.1 b) respecting Landscaping Area;
  - j. Section 5.1.5 respecting the Commercial Zone and Schedule "A" respecting minimum Front Yard, minimum Rear Yard, minimum Interior Side Yard, minimum Exterior Side Yard only in the C4 Zone;
  - k. Section 4.22.3 respecting the Residential Zones and Schedule "A3" respecting minimum Lot Frontage, minimum Lot Area, minimum Front Yard, minimum Rear Yard, minimum Interior Side Yard, minimum Exterior Side Yard, minimum Exterior Side Yard abutting a buffer block, minimum Lot Depth and maximum

Building Height in the RT1 Zone for townhouse dwellings accessed by a private street only;

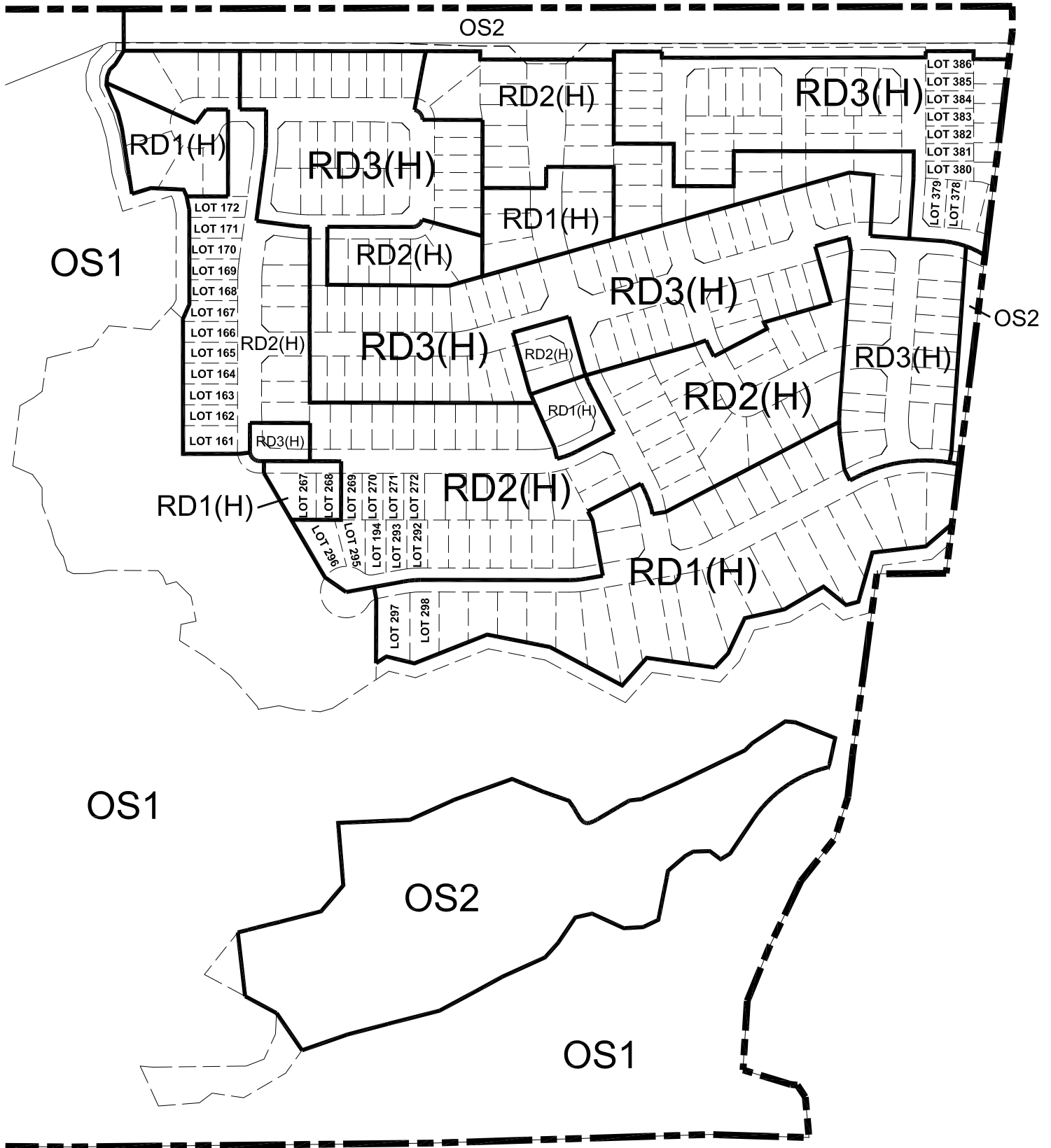
- l. Section 4.22.3 and Note 3. i) on Schedule "A3" respecting Minimum Interior Side Yard Abutting a non-residential use;
- m. Section 4.22.3 and note 5. on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a sight triangle;

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-XXXX" and Schedule "E-YYYY":

- ai. DWELLING, STREET TOWNHOUSE - means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a Public or Private Street;
- bi. For the purposes of this Exception Paragraph, the lands shown on Schedule "2" as C4 shall each be deemed to be one Lot regardless of the creation of a new lot by way of common elements condominium, exemption from part lot control, consent, subdivision and/or easements or registration that are given and shall be deemed to comply with the provision of this by-law;
- ci. STREET – See "Highway, Public", also includes a Private Street. A private street shall mean a roadway that is used by vehicles and is maintained by a condominium corporation as a private road but which provides access to individual freehold lots;
- di. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- ei. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres;
- fi. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:

- i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
  - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
  - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade;
- gi. For the lands identified as C4 on Schedule "2", parking shall be provided at a rate of 5.5 spaces per 100 sq.m. GFA;
- hi. For Street Townhouse dwellings accessed by a private street, an additional 0.23 parking spaces per dwelling unit shall be set aside for visitors;
- ii. A strip of land not less the three (3) metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip;
- ji. For lands identified as C4 on Schedule "2" the minimum Front, Rear, Interior Side and Exterior Side yards shall be 3.0 metres;
- ki. For lands identified as RT1 on Schedule "2" the following shall be required for a Street Townhouse dwelling in which each dwelling unit is accessed by a Private Street only;
- minimum Lot Frontage: 4.5 metres/unit;
  - minimum Lot Area: 90 square metres;
  - minimum Front Yard: 3.0 metres;
  - minimum Rear Yard: 3.0 metres;
  - minimum Interior Side Yard: 1.2 metres (End Unit);
  - minimum Exterior Side Yard: 0.6 metres;
  - minimum Exterior Side Yard Abutting a Buffer Block: 0.6m;
  - minimum Lot Depth: 22 metres;
  - maximum Building Height: 12 metres;
- Specific Zone Notes 1., 2., 3. ii), 3. iii), 6., 7., and General Notes A. and B. of Schedule "A3" shall apply;
- li. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;

- mi. The minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond;
  - b. Adding Schedule "E-YYYY" and "E-XXXX" respectively attached hereto as Schedule "1" and Schedule "2".
  - c. Deleting Key Map 6E and substituting therefore the Key Map 6E attached hereto as Schedule "3",
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.



THIS IS SCHEDULE 'E-YYYY'  
 TO BY-LAW 1-88  
 SECTION 9( )

----- SUBJECT LANDS

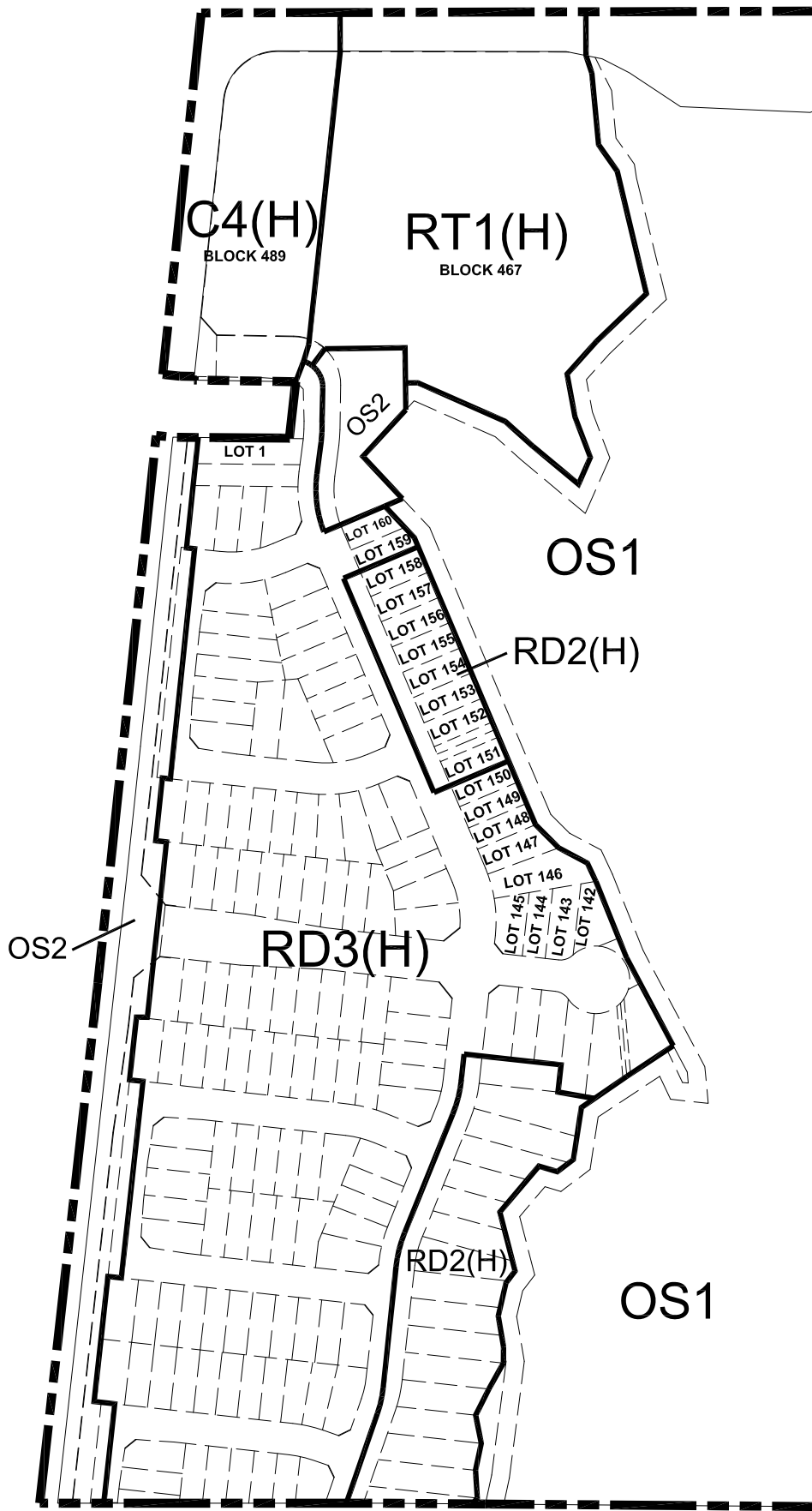
NOT TO SCALE

THIS IS SCHEDULE '1'  
 TO BY-LAW \_\_\_\_\_-2016  
 PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2016

FILE:  
 RELATED FILE: 19T-03V05  
 LOCATION: PART OF LOTS 24 AND 25, CONCESSION 6  
 APPLICANT: GOLD PARK HOMES INC  
 CITY OF VAUGHAN

SIGNING OFFICERS  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK





THIS IS SCHEDULE 'E-XXXX'  
 TO BY-LAW 1-88  
 SECTION 9( )

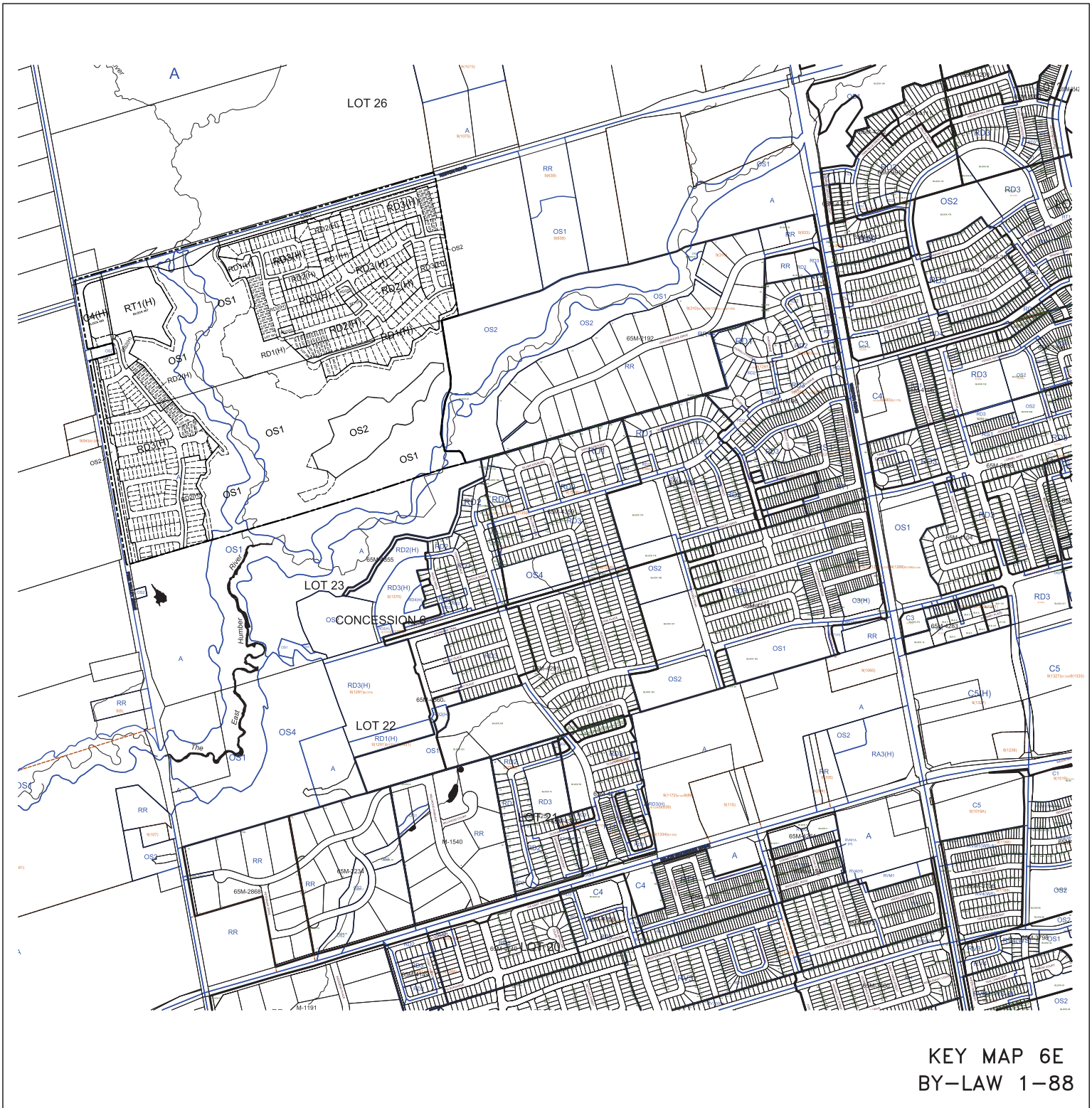
----- SUBJECT LANDS

NOT TO SCALE

THIS IS SCHEDULE '2'  
 TO BY-LAW \_\_\_\_\_-2016  
 PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2016

FILE:  
 RELATED FILE: 19T-03V05  
 LOCATION: PART OF LOTS 24 AND 25, CONCESSION 6  
 APPLICANT: GOLD PARK HOMES INC  
 CITY OF VAUGHAN

SIGNING OFFICERS  
 \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ CLERK



NOT TO SCALE

**THIS IS SCHEDULE '2'**  
**TO BY-LAW \_\_\_\_\_ -2016**  
**PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2016**

FILE:  
 RELATED FILE: 19T-03V05  
 LOCATION: PART OF LOTS 24 AND 25, CONCESSION 6  
 APPLICANT: GOLD PARK HOMES INC  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_ MAYOR

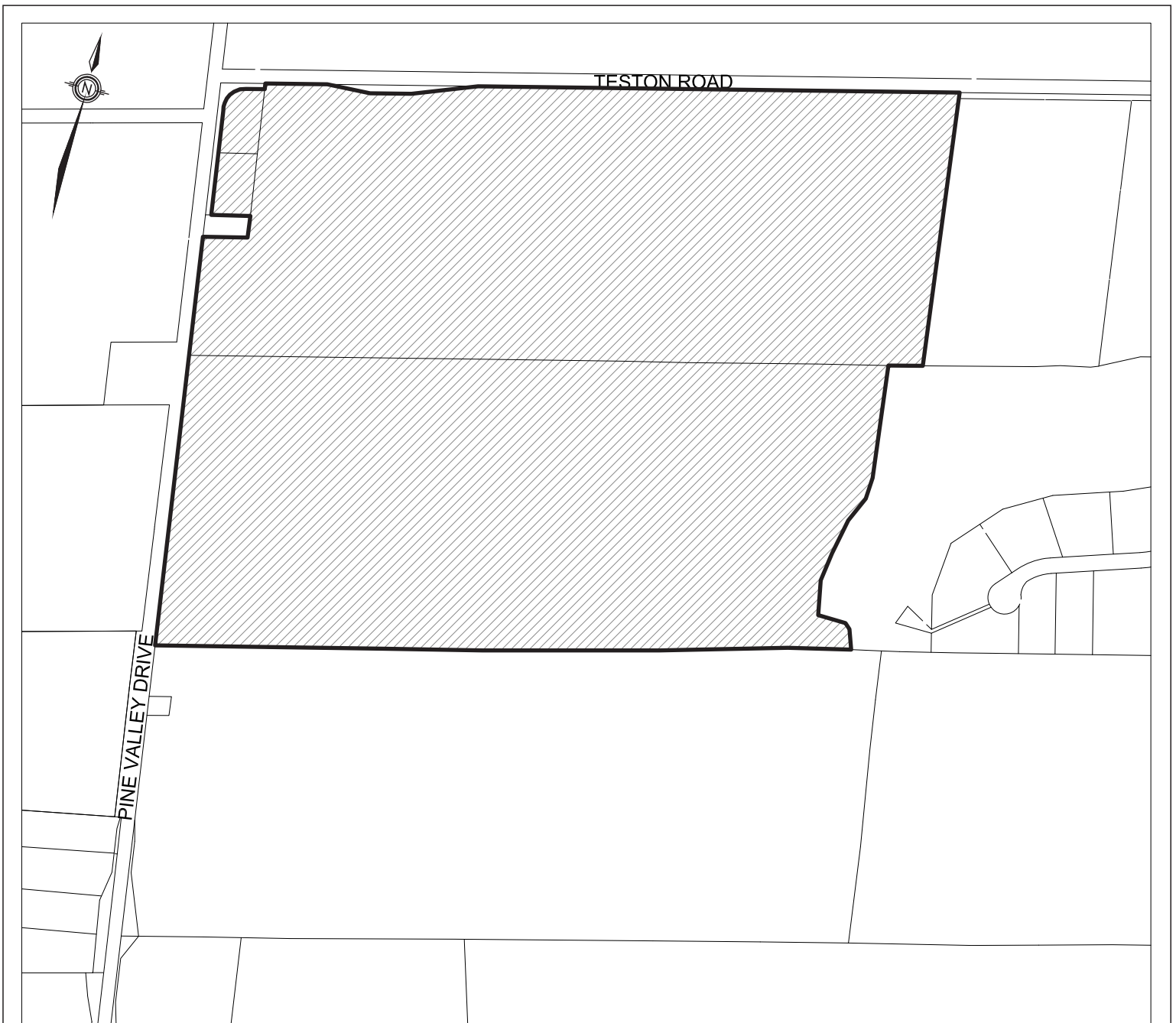
\_\_\_\_\_ CLERK

**SUMMARY TO BY-LAW -2016**

The lands subject to this By-law are located on the east side of Pine Valley Drive approximately. The lands, which have an area of about 81.530 hectares, are described as Part of Lot 24 and 25, Concession 6, City of Vaughan.

The purpose of this By-law is to:

- rezone the lands from A Agricultural Zone and OS1 Open Space Conservation Zone to, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", C4(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone;
- facilitate the development consisting of 458.5 detached dwelling units, 87 townhouse dwelling units as well as blocks to maintain the existing valley lands, valley buffer, landscape buffer adjacent to Pine Valley Drive and to Teston Road, commercial, road widening for Pine Valley Drive and for Teston Road, and park within Plan of Subdivision 19T-03V05;
- provide exceptions to certain zoning requirements to allow the encroachment into required yards of building features including fireplaces or chimney pilasters, window projections, unenclosed porches (covered or uncovered) and associated eaves, gutters and steps;
- to reduce the required minimum exterior side yard abutting a sight triangle from 3.0 metres to 1.5 metres; and,
- to reduce the minimum interior side yard and exterior side yard adjacent a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond from 3.5 metres to 1.5 metres.



NOT TO SCALE

# LOCATION MAP

## TO BY-LAW \_\_\_\_\_-2016

FILE:  
RELATED FILE: 19T-03V05  
LOCATION: PART OF LOTS 24 AND 25, CONCESSION 6  
APPLICANT: 840999 ONTARIO LIMITED & PRIMA VISTA ESTATES INC.  
CITY OF VAUGHAN

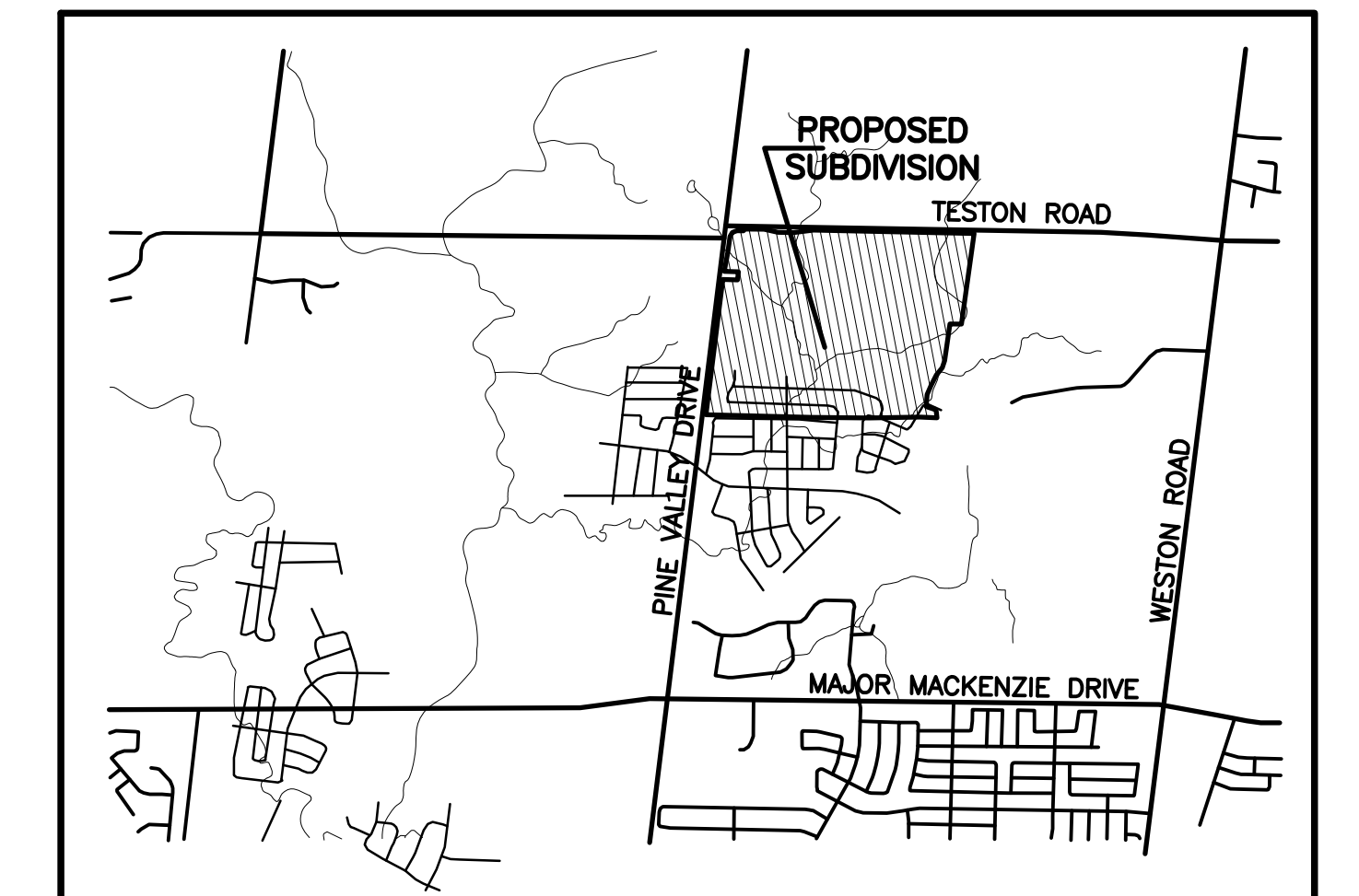
SUBJECT LANDS





# DRAFT PLAN OF SUBDIVISION PART OF LOTS 24 AND 25, CONCESSION 6 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

DRAFT PLAN 19T-03V05 REVISED  
FEB. 11, 2016



KEY PLAN

N.T.S.

## SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 81,530±Ha. (201,465±Acs)

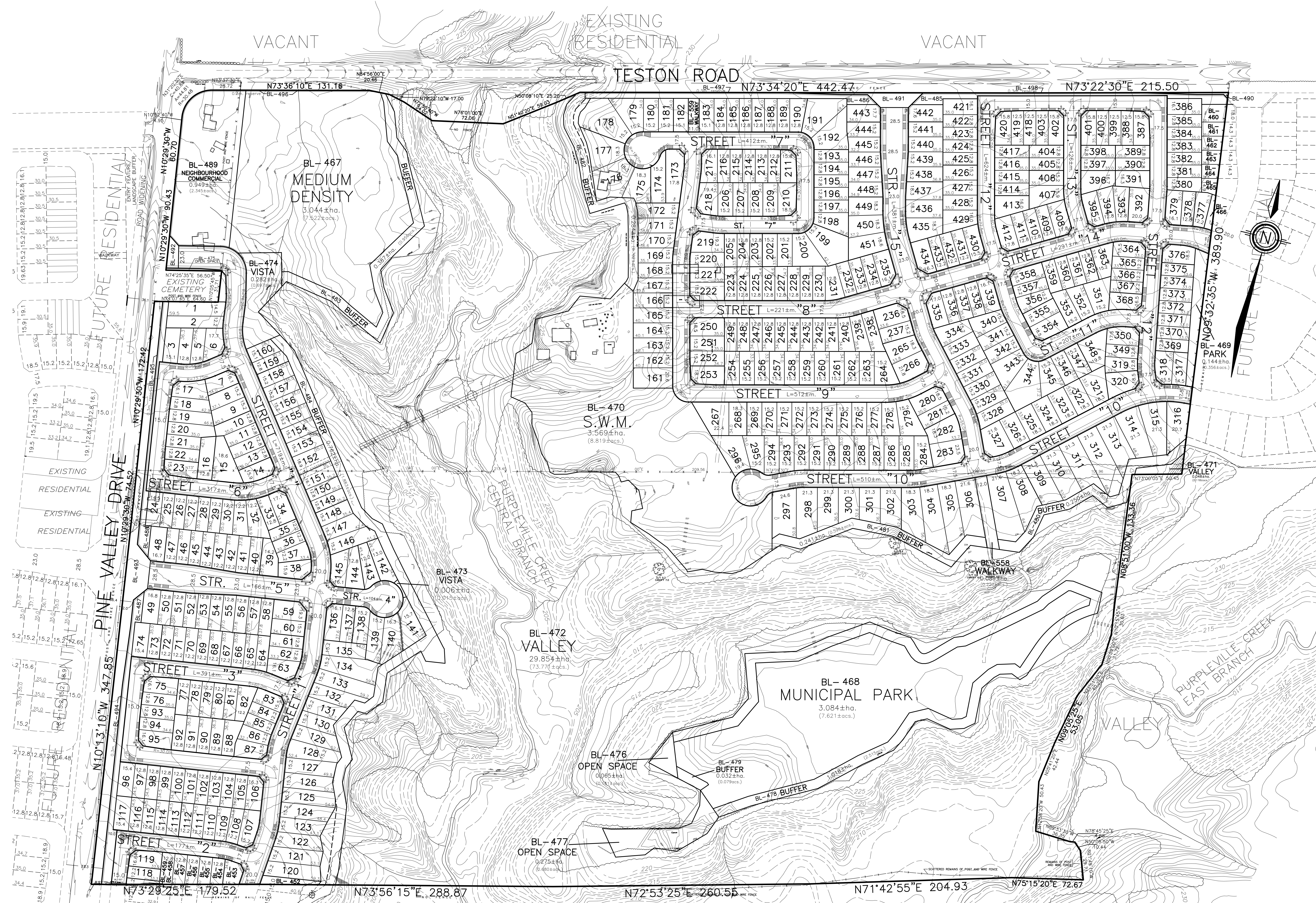
TOTALS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 297-302 and 309-315 MIN. LOT FRONTAGE=21.3m. MIN. LOT AREA=990.0sq.m.		13	13	1.347	3.329
LOTS 15, 175-177, 265-268, 282, 283, 303-308, 316, 321-327, 348, 435-437 and 449-451 MIN. LOT FRONTAGE=18.3m. MIN. LOT AREA=843.51sq.m.		31	31	2.673	6.605
LOTS 8, 9, 59, 60, 120-135, 138-140, 146-148, 151-158, 161-172, 174, 178-181, 191, 192, 199-202, 206-210, 218-222, 236, 237, 250-252, 254-264, 269-281, 284-296, 320, 328-334, 340-347, 351-355, 363, 376, 391, 392, 396, 406, 407, 413, 426-429, 438-441 and 444-448 MIN. LOT FRONTAGE=15.2m. MIN. LOT AREA=600.0sq.m.		151	151	9.359	23.126
BLOCK 452 MIN. LOT FRONTAGE=15.0m. MIN. LOT AREA=609.0sq.m.	1		0.5*	0.037	0.091
BLOCKS 460-465 MIN. LOT FRONTAGE=14.3m. MIN. LOT AREA=51.95sq.m.	6		3*	0.182	0.450
LOTS 141 MIN. LOT FRONTAGE=14.2m. MIN. LOT AREA=468.0sq.m.	1	1		0.082	0.203
LOTS 3-7, 10-13, 16-22, 33, 34, 39, 48-58, 61-63, 75, 76, 88-106, 113-117, 119, 136, 137, 144, 145, 149, 150, 159, 160, 173, 182-190, 193-198, 203-205, 212-217, 223-235, 238-249, 253, 319, 335-339, 349, 350, 359-362, 368-375, 378-386, 389, 390, 393-395, 397, 398, 404, 405, 408-412, 414-417, 421-425, 434, 442 and 443 MIN. LOT FRONTAGE=12.8m. MIN. LOT AREA=422.0sq.m.		176	176	8.469	20.927
plus BLOCKS 454-458 and 466	6		3*	0.210	0.519
LOTS 14, 38, 211, 387, 388, 399-403 and 418-420 MIN. LOT FRONTAGE=12.5m. MIN. LOT AREA=412.50sq.m.		13	13	0.644	1.591
LOTS 1, 2, 23-32, 35-37, 40-47, 64-72, 77-87, 107-112, 118, 143, 317, 318, 356-358, 364-367, 377 and 430-433 MIN. LOT FRONTAGE=12.2m. MIN. LOT AREA=370.0sq.m.		65	65	3.016	7.453
plus BLOCKS 453 and 459	2		1*	0.058	0.143
LOTS 142 MIN. LOT FRONTAGE=11.5m. MIN. LOT AREA=350.0sq.m.		1	1	0.063	0.156
<b>BLOCK FOR MEDIUM DENSITY</b>					
BLOCK 467 MAXIMUM 35 u./ha.	1	87		3.044	7.522
<b>SUBTOTAL</b>	<b>16</b>	<b>451</b>	<b>545.5*</b>	<b>29.184</b>	<b>72.115</b>
BLOCKS 468 and 469 - PARK	2			3.228	7.977
BLOCK 470 - STORMWATER MANAGEMENT POND 1				3.569	8.819
BLOCKS 471 and 472 - VALLEY	2			29.902	73.889
BLOCKS 473 and 474 - VISTA	2			0.288	0.712
BLOCK 475-477 - OPEN SPACE	3			0.368	0.909
BLOCKS 478-484 - VALLEY BUFFER	7			2.974	7.349
BLOCKS 485-488 - LANDSCAPE BUFFER	4			0.624	1.542
BLOCK 489 - NEIGHBOURHOOD COMMERCIAL	1			0.949	2.345
BLOCKS 490-493 - ROAD WIDENING	4			0.730	1.804
BLOCKS 494-557 - 0.3m. RESERVE	64			0.065	0.161
BLOCKS 558 and 559 - WALKWAY	2			0.126	0.311
<b>STREETS</b>				9.523	23.532
28.5m. WIDE TOTAL LENGTH=1181m. AREA= 0.3364Ha.					
23.0m. WIDE TOTAL LENGTH= 265m. AREA= 0.6104Ha.					
20.0m. WIDE TOTAL LENGTH=1254m. AREA= 2.5084Ha.					
17.5m. WIDE TOTAL LENGTH=2109m. AREA= 5.5124Ha.					
15.0m. WIDE TOTAL LENGTH= 371m. AREA= 0.5574Ha.					
<b>TOTAL</b>				<b>9.523Ha.</b>	<b>23.532Acs.</b>
<b>TOTAL</b>	<b>108</b>	<b>451</b>	<b>545.5*</b>	<b>81.530</b>	<b>201.465</b>

- NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- NOTE - TYPICAL ANGLE BENDS ARE DESIGNED TO CITY STANDARD C-4
- NOTE - 0.30m. LINE WORK AS VISIBLE IS EXAGGERATED
- NOTE - \* - SUBJECT TO FINAL CALCULATION

PROJECT No. P-2172  
SCALE 1:1500 FEB. 11, 2016  
( 2172DES20) X-REF: (2172MAS4 & 2172MTOPO4)

**KLM DWG. No. - 15:7**  
PLANNING PARTNERS INC. TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com

Planning • Design • Development



SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN  
B. AS SHOWN ON DRAFT PLAN  
C. AS SHOWN ON DRAFT PLAN  
D. SEE SCHEDULE OF LAND USE  
E. AS SHOWN ON DRAFT PLAN  
F. AS SHOWN ON DRAFT PLAN  
G. AS SHOWN ON DRAFT PLAN  
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT  
I. CLAY-LOAM  
J. AS SHOWN ON DRAFT PLAN  
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION  
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE - JANUARY 10, 2014

C.P. EDWARD OLS

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF VAUGHAN FOR APPROVAL.

OWNER

840999 ONTARIO LIMITED  
PRIMA VISTA ESTATES INC.

55 SILTON ROAD  
UNIT 2  
WOODBIDGE, ONTARIO  
L4L 7Z8

PETER CIPRIANO  
A.S.O.

THE LOCATION AND DETAILS ASSOCIATED WITH THE PROPOSED TRAIL ALONG THE VALLEY WALL FROM THE FUTURE NORTHERN PEDESTRIAN BRIDGE, GIVEN THAT IT WILL ALSO PROVIDE VEHICULAR ACCESS, WILL BE SUBJECT TO REVIEW THROUGH THE TORONTO AND REGION CONSERVATION AUTHORITY PERMIT PROCESS AND MAY RESULT IN CHANGES TO THE PLAN.



## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-03V05  
840999 ONTARIO LIMITED, AND  
PRIMA VISTA ESTATES INC. (OWNER)  
PART OF LOTS 24 AND 25, CONCESSION 6, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-03V05 (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 No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b).
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c).
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d) and dated April 10, 2014.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated April 30, 2014.

#### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachments 1a), 1b), 1c), 1d) and 1e), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. 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.
4. The Toronto and Region Conservation Authority 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.
5. Enbridge Gas 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.
6. Canada Post 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.

**ATTACHMENT NO. 1a)**  
**CONDITIONS OF APPROVAL**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 15.7, prepared by KLM Planning Partners Inc., dated February 11, 2016, incorporating the following revisions:
  - a) provide a note on the Plan to indicate that the location and details associated with the proposed trail along the valley wall from the future northern pedestrian bridge, given that it will also provide vehicular access, will be subject to review through the Toronto and Region Conservation Authority permit process and may result in changes to 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. A Holding Symbol "(H)" shall be placed on the following Lots/Blocks, which shall not be removed until the conditions to allow the removal of the Holding Symbol "(H)" are addressed as follows:
  - a) The final alignment of Teston Road is determined by the Region, and the submission of the Phase One Environmental Site Assessment (ESA) reports and any other required environmental reports, and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks, and to the satisfaction of the City for Blocks 467 and 489.
  - b) Lots 142 to 160 inclusive, Lots 161 to 172 inclusive, Lots 267 to 272 inclusive, and Lots 292 to 298 inclusive shall not be developed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan are to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated, as necessary, to the satisfaction of the City.
  - c) The requirements of the Remedial Action Plan (RAP) and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks on the subject lands, excluding Blocks 467 and 489, to the satisfaction of the City.
4. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Master Environmental Servicing Plan must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City.
5. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall submit 6 hardcopies and 14 digital copies of the approved Block 40/47 Master Environmental Servicing Plan and Block 40/47 Block Plan Report to the Vaughan Planning Department, Policy Division.
6. Prior to the registration of the first phase or any phase thereof, the Plan shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.

7. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
8. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.
9. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
10. a) Prior to the registration of the first phase or any phase thereof of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland, if required, shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
- b) Prior to final approval of the Plan, the Trustee for Block 40/47 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
11. The Owner shall have entered into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47, Block 55, and Block 41.
12. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
13. The Owner shall agree in the Subdivision Agreement to upfront finance the design, tender and construction of the Pressure District 7 Teston Road Watermain, and the necessary improvements to Teston Road and Pine Valley Drive all to the satisfaction of the City and York Region.
14. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
15. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
16. 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.
17. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all

encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.

18. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
19. 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 the Plan shall be coordinated and completed at the cost of the Owner.
20. 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.
21. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage, access, or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
22. 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.
23. The Owner acknowledges that the proposed Street "1" connection to Pine Valley Drive may be eliminated in accordance with York Region's comments regarding minimum distance-to-intersection requirements, and the Plan may be required to be revised to terminate Street "1" at its north end by means of a cul-de-sac to City standards and to the satisfaction of York Region and City.
24. 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.
25. 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 the 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) Stormwater 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.

26. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers



and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting Plans of Subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the required sanitary sewer and watermain valley crossings being incorporated into the proposed pedestrian bridges. Furthermore, the Owner acknowledges that should the design and construction of the above mentioned servicing works be required to service the Plan, the Owner shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

27. 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.
28. 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 LED streetlighting to the satisfaction of the City.
29. 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.
30. 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 so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
31. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
32.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
33. 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.
34. Prior to final approval of the Plan, the Block 40/47 Master Environmental Servicing Plan (MESP) shall be revised to address the following outstanding items:

- a) ensure all stormwater management ponds are sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive;
- b) ensure all stormwater management pond blocks are sized to accommodate the required infiltration galleries;
- c) to provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Draft Plan of Subdivision File 19T-06V12;
- d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
- e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);
- f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;
- g) revise the current sanitary servicing concept for Block 40 South per the approved Block 40 MESP;
- h) update ultimate external sanitary drainage areas (Blocks 41 and 55) tributary to the proposed Pine Valley North Sewage Pumping Station;
- i) provide a development and infrastructure phasing plan including a traffic assessment for each phase of development. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services;
- j) include a sanitary drainage plan with all relevant external drainage areas together with profile drawings for skeleton works with inverts;
- k) include the current approved external sanitary drainage concept;
- l) include revised post-development storm drainage area plans;
- m) identify any potential development charge projects associated with the servicing of the Block 40/47 Plan area including estimated costs and benefitting areas;
- n) identify all York Region infrastructure work including the Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive and other system improvements that are necessary to support the development of the Block Plan area; and,
- o) include a Transportation Demand Management Plan for Block 40/47.

The Owner shall agree to implement the recommendations as noted in the aforementioned and approved MESP Report to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

35. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation 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), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of 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 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.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
36. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) within the Plan.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
37. 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 Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
38. 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.
39. 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.
40. Blocks 452 to 459, both inclusive, and Blocks 460 to 466, both inclusive, shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-06V10 to the south and Draft Plan of Subdivision File 19T-07V01 to the east, respectively. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.
41. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
42. Construction of the pedestrian bridge structures for Block 40/47 must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to release of the first Building Permit.
43. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
44. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
45. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to the transfer of land.
46. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
47. The Owner shall agree that prior to the execution of the first Subdivision Agreement of Draft Plan of Subdivision Files 19T-03V05 and 19T-06V10, the design of the Pedestrian Utility Bridges, associated external walkway links, and servicing and maintenance access corridors shall be subject to a peer review by a consultant appointed by the City to meet requirements for construction, specifications, operations, maintenance, access in accordance with The Accessibility for Ontarians with Disability Act requirements for, but not limited to, lighting, security, safety, signage, abutments, design aesthetic details, life cycle costs, to the City's satisfaction and other



authorities having jurisdiction. The Owner acknowledges that land reservations and/or appropriate securities may be required to address construction access requirements and/or future maintenance and operation of the bridges.

48. Prior to the registration of the Plan, the Owner shall agree to provide and register all necessary easements to the City of Vaughan on Valley Block 472 and associated buffer blocks which are to be determined through the detailed design process for all necessary public pedestrian and City maintenance access to the Pedestrian Utility Bridge and Municipal Park Block 468.
49. Prior to the registration of the Plan, the Owner shall agree to provide and register all necessary easements to the City of Vaughan on the Open Space Valley Blocks and associated buffer blocks which are to be determined through the detailed design process for all necessary public trails.
50. Prior to the execution of the first Subdivision Agreement within the Block 40/47 Plan, the Owner shall agree to develop the base requirements for Park Block 469 in coordination with Park Block 88 of Draft Plan of Subdivision File 19T-07V01 in accordance with items listed under Conditions 54 and 55 and Park Block 468 in accordance with items listed under Conditions 56 and 57. The timing of these works shall be completed by no later than, within two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.
51. The Owner is to advise the City prior to the execution of the first Subdivision Agreement whether or not they intend to undertake full development of all of the Park Block 468, and Park Block 469 in coordination with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 in accordance with the "Developer Build Parks Policy, No. 07.2.05", so that the City can plan and budget accordingly.
52. The Owner shall agree to construct within Walkway Block 558 and Valley Block 472, and associated buffers, trails, lighting, and associated structures and facilities in accordance with the approved construction drawings to the satisfaction of the City and other authorities having jurisdiction. Trails and associated structures and facilities shall be constructed to allow pedestrian use, maintenance and emergency access to Municipal Park Block 468.
53. The Owner shall agree to construct trails, lighting, and associated structures and facilities within registered easements on Valley Block 472 and associated buffer blocks in accordance with the approved construction drawings to the satisfaction of the City, Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNR) and any other authorities having jurisdiction. Trails and associated structures and facilities shall be constructed to allow pedestrian use, maintenance and emergency access to the Pedestrian Utility Bridge.
54. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 469 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 to the City's satisfaction.. Master Plans shall include the following information:
  - a) Boundaries of proposed parkland dedication and the total size of individual blocks;
  - b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
  - c) Layout plan which illustrates proposed park program requirements as determined by the City;
  - d) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;
  - e) Required restoration works and Edge Management Plan for park block abutting open space and associated buffer; and,

- f) A preliminary construction cost estimate;

The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

55. The Owner shall agree to complete the following:

- a) A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City in compliance with the updated Engineering Design Criteria and Standard Drawings Manual;
- b) A minimum of 10 boreholes are required appropriately distributed between Park Block 469 and Park Block 88 in Draft Plan of Subdivision File 19T-07V01. Boreholes are to be taken at regular intervals along the full length of for Park Block 469 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including the levels of various chemical elements and contaminants;
- c) An inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Block 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01. Drawings shall indicate the location of all existing trees, including the drip line limit, trees to be removed and trees to be maintained within the park blocks. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
- d) Park Block 469, jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall be graded to conform to the overall grading plan of the subdivision with clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD), inclusive of any civil work required such as retaining walls, rip rap, swales, and the like to meet grading levels. The park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300 mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0 pH to 7.5 pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placing of topsoil, the Owner shall add all amendments, such as organic matter and ph, as required, to amend the existing soil conditions to meet the recommendations of the fertility testing and demonstrate that these standards have been met.
- e) Park Block 469, jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall be seeded with a seed mix approved by the City;
- f) The perimeter of Park Block 469, jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall be temporarily fenced off with fencing approved by the City and "No Dumping" signs shall be placed along the perimeter of the park blocks;

- g) The Owner shall be responsible to maintain Park Block 469 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 until such time as the construction of the park commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, cleaning of catchbasins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City;
  - h) Park Block 469 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall not be encumbered by any services or easements including, but not limited to, utility services, transformer boxes, Canada Post mail boxes and/or access, etc.;
  - i) Park Block 469 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall include adequate sized servicing connections along the main frontage of the park block, including a water chamber manhole, complete with a curb stop, sanitary manhole, and storm water manhole. All storm water structures are to be located no less than 5 metres away from property lines. A stormwater management brief and grading plan for all required storm water services is required to ensure that proposed works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual and to the satisfaction of the City;
  - j) Electrical services include a 120/240 volt, single phase, three wire power supply to Park Block 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the park block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade; and,
  - k) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.
56. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 468 to the satisfaction of the City, TRCA, and other agencies having authority, and shall include the following information.
- a) Boundaries of proposed parkland dedication and the total size of individual blocks;
  - b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
  - c) Layout plan which illustrates proposed park program requirements as determined by the City;
  - d) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;
  - e) Required restoration works and Edge Management Plan for park blocks abutting open space and associated buffer; and,
  - f) A preliminary construction cost estimate.
57. The Owner shall agree to complete the following:
- a) A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of

the City. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual;

- b) A minimum of 6 boreholes are required within Park Block 468. Boreholes are to be taken at regular intervals along the full length of Park Block 468. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including the levels of various chemical elements and contaminants;
  - c) An inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Block 468. Drawings shall indicate the location of all existing trees, including the drip line limit, trees to be removed and trees to be maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
  - d) Park Block 468 shall be graded to conform to the overall grading plan of the subdivision. The park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300 mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0 pH to 7.5 pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placing of topsoil, the Owner shall add all amendments, such as organic matter and ph, as required to, amend the existing soil conditions to meet the recommendations of the fertility testing and demonstrate that these standards have been met.
  - e) Park Block 460 to be seeded with a seed mix approved by the City;
  - f) The Owner shall be responsible to maintain Park Block 468 until such time as the construction of the park commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City;
  - g) Park Block 468 shall not be encumbered by any services or easements including, but not limited to utility services, transformer boxes, Canada Post mail boxes and/or access, etc.;
  - h) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.
58. Prior to the initiation of any grading/ soil disturbance on the subject lands, an archaeological resource assessment of the entire area within the lands shall be carried out and a report which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the Ministry of Tourism, Culture and Sport shall be submitted to the City.



- a) Should 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 Development Planning Department (Urban Design and Cultural Heritage Division) shall be notified immediately.
  - b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
59. Prior to final plan approval of the Plan or any phase thereof, the Owner shall provide a revised Cultural Heritage Impact Assessment for the structure at 10733 Pine Valley Drive, which shall be prepared by a qualified heritage professional, and include options for relocation within the existing site or to another location within the Draft Plan of Subdivision to the satisfaction of the City. The relocation option must be explored given that the Teston Road realignment would cross through the property of 10733 Pine Valley Drive.
60. Prior to final approval of the Plan or any phase thereof, the Owner shall submit a Heritage Conservation Plan for the former Purpleville Post Office building at 10733 Pine Valley Drive prepared by a qualified heritage professional to the satisfaction of the City.
61. Prior to final approval of the Plan or any phase thereof, the Owner shall submit to the satisfaction of the City, an interpretation and commemoration plan for the Hamlet of Purpleville by a qualified heritage professional. The commemoration plan and interpretation plan shall include, but not be limited to, the commemoration of the name of Purpleville and the family names of Witherspoon and Stump.
62. In accordance with Regulation O. Reg. 130/92, s. 18, no building or addition is allowed under law to be constructed within 15 feet of an in-ground grave and it is an offence under the Funeral, Burial and Cremation Services Act, 2002, to disturb a burial site.
63. Prior to final approval of the Plan or any phase thereof, the Owner shall identify a lot or lots within the Plan for the relocation for the Purpleville Post Office, should it be determined that the structure needs to be relocated due to the realignment of Teston Road.
64. Prior to final approval of the Plan or any phase thereof, the Owner shall provide a Letter of Credit in the amount calculated at \$100 dollars per square foot, for the relocation (in the event the building is relocated) and conservation of the former Purpleville Post Office building at 10733 Pine Valley Drive and the implementation of the interpretative and commemorative plan for the Hamlet of Purpleville, with the following particulars:
- a) Prior to the release of the Letter of Credit, the Owner shall:
    - i) Complete the proposed work to the Purpleville Post Office building in accordance with the Conservation Plan, including if applicable, its relocation on a secure foundation, and in accordance with the approved Heritage Permit to the satisfaction of the City;
    - ii) Connect the subject building to municipal services;
    - iii) Verify that the building meets the basic standards of occupancy as confirmed by the Chief Building Official and verification that there are no deficiencies as per the Building Permit;
    - iv) Submit final as-built photographs of the exterior and significant interiors of the heritage building(s) on the subject property to the satisfaction of the City; and,

- v) Complete the work for the implementation of the commemoration and interpretation plan, in accordance with the approved Heritage Permit to the satisfaction of the City.
65. Prior to final approval of the Plan, the Owner shall prepare architectural control design guidelines.
- a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the architectural design guidelines;
  - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and,
  - c) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
66. Prior to final approval of the Plan, the Owner shall prepare urban design guidelines and a streetscape landscape master plan. The guidelines and master plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
  - b) Edge restoration along Valley Blocks 471 and 472;
  - c) Preliminary design of Park Blocks 468 and 469 to integrate with built-form and public realm;
  - d) The appropriate landscaping within the Stormwater Management Pond Block 470;
  - e) The appropriate community edge treatment along Pine Valley Drive, including the appropriate landscaping for Buffer Blocks 487 and 488 with low-maintenance plant material;
  - f) The appropriate community edge treatment along Teston Road, including the appropriate landscaping for Buffer Blocks 485 and 486 with low-maintenance plant material;
  - g) The appropriate landscaping and streetscaping treatment within the Vista Blocks 473 and 474;
  - h) Trail system and network within the valley blocks, park blocks, vista blocks, and storm pond blocks; and,
  - i) Edge restoration along open space blocks 476 and 477
67. Prior to final approval of the Plan, the Owner shall provide a minimum 10 m buffer block abutting the valley blocks in accordance with TRCA policies along residential lots and residential blocks.
68. Prior to final approval of the Plan, the Owner shall provide a 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. The Owner shall not remove trees without written approval by the City.

69. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the valley blocks. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the valley edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
  - a) The Owner shall provide a report for a 20 m zone within all staked valley 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.
70. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Valley Buffer Blocks 478 to 484.
71. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut Stormwater Management Pond Block 470.
72. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Park Blocks 468 and 469.
73. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut Landscape Buffer Blocks 485 to 488, to the satisfaction of the City.
74. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut Commercial Block 489, to the satisfaction of the City.
75. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots that abut Walkway Blocks 558 and 559, to the satisfaction of the City.
76. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots and blocks that abut Vista Blocks 473 and 474, to the satisfaction of the City.
77. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots that abut the existing cemetery lands and Open Space Block 466, to the satisfaction of the City.
78. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural control design guidelines.
79. The Owner shall convey Park Blocks 468 and 469 inclusive and Landscape Buffer Blocks 485 to 488 inclusive to the City free of all cost and encumbrances.
80. The Owner shall convey Vista Blocks 473 and 474, Open Space Block 475 and Walkway Blocks 558 and 559 to the City free of all cost and encumbrances.
81. The Owner shall convey Stormwater Management Pond Block 470, Valley Blocks 471 and 472, and Walkway Block 558 to the TRCA or the City free of all cost and encumbrances.

82. The Owner shall convey Open Space Buffer Blocks 476 and 477, Valley Buffer Blocks 478 to 484 inclusive to the TRCA or the City free of all cost and encumbrances.
83. Prior to final approval of the Plan, the Owner shall design and construct all off-road pedestrian paths and trails in accordance with approved Block 40/47 Landscape Master Plan, and Streetscape and Urban Design Guidelines to the satisfaction of the City, and at no cost to the City.
84. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features 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 in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the 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.
85. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
  - b) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
  - c) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic."

- d) "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
- e) "Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable)."
- f) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- g) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (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."

- h) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio-Television Telecommunication 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."

- i) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m 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 <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 - 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m



<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- j) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as required by Canada Post. The location of the mailbox shall be shown on the Community Plan provided by the Owner in its Sales Office.”
- k) “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.”
- l) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement.”
- m) “Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m 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 York Region 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.”

- n) “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.”
- o) “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."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

86. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lots 176, 177 and 178:
- a) "Purchasers and/or tenants are advised that the proposed finished lot grading may not meet the City of Vaughan lot grading criteria in the side and rear yards. Although the minimum rear yard amenity area will be provided as required by the grading criteria, the remaining areas of the side and rear yard may have slopes exceeding City criteria in order to maintain existing topographical conditions."
87. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/walkway/buffer/valleylands/stormwater management facility) or school:
- a) "Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of a "Neighbourhood Park" or school of which noise and lighting may be of concern due to the nature of the park or school for active recreation."
  - b) "Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of valley/open space/buffer lands within which the City shall construct a trail to access a pedestrian utility bridge together with satisfactory security and safety arrangements, and that noise and lighting should be expected from the active use of the trail and occasional operation and maintenance of the bridge with necessary equipment."
  - c) "Purchasers and/or tenants are advised that the lot abuts a pedestrian walkway block and that noise and lighting should be expected from the use of the walkway. A 1.5m high black vinyl chain link fence and a 1.8m high wood privacy fence is to be constructed abutting the walkway boundary with all fencing material, including foundations, wholly on the lot as per City Walkway Standard to delineate the boundary of the walkway and to screen the rear yard amenity area on the lot."
88. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/buffer/valleylands/stormwater management facility):
- a) "Purchasers and/or tenants are advised that the adjacent open space lands (park/buffer) may be left in a naturally vegetated condition and receive minimal maintenance."
89. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/buffer/valley lands/stormwater management facility) or school block:
- a) "Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to open space lands, valleylands or school block is prohibited."

- b) "Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachments and/or dumping from the lot to the open space, valleylands, woodlot, park, school block and/or stormwater management facility are prohibited."
90. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the offers of purchase and sale or lease for such lot or block.
91. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
  - The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
  - The location of parks, open space, stormwater management facilities and trails.
  - The location of institutional uses, including schools, places of worship, community facilities.
  - The location and type of commercial sites.
  - Colour-coded residential for singles, semis, multiples, and apartment units.
  - The following notes in BOLD CAPITAL TYPE on the map:  
  
"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585."  
  
"For detailed grading and berming information, please call the developer's engineering consultant, (name) at \_\_\_\_\_."  
  
"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."  
  
[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]
92. The owner of 19T-03V05 and the Block 40/47 Landowners Group II Inc. shall enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited, prior to the registration of the first draft plan in the Block.

**REGION OF YORK**

**Schedule of Conditions  
19T-03V05 (Revised)  
4333 Teston Road  
10601, 10699 & 10733 Pine Valley Drive  
Part of Lots 24 & 25, Concession 6  
(840999 Ontario Ltd., Prima Vista Estates Inc.)  
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2172, Last Revised February 11, 2016, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region
2. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. Prior to final approval, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. Prior to final approval, the Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to Infrastructure Asset Management Branch for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
  - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,

of 10

- York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 to 36 months depending on the complexity of the development) to permit the plan registration; or,
  - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
7. Prior to final approval, the Owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
  8. Prior to final approval, the Owner shall agree to submit an updated Traffic Impact Study (TIS) to the satisfaction of the Transportation Services Department.
  9. The Owner shall agree in the Subdivision Agreement to place Block 467 and Block 489 under a Holding Symbol (H) pursuant to the provision of Section 36 of the Ontario Planning Act, which shall prohibit the development of the lands until the (H) Symbol has been lifted. The conditions of lifting the (H) symbol shall include:
    - a) Completion of the Teston Road Schedule C Class Environmental Assessment, from Pine Valley Drive to Weston Road for the potential jog elimination at Pine Valley Drive and Teston Road intersection.
    - b) Conveyance of sufficient lands free of cost and encumbrances along the Teston Road and Pine Valley Drive frontages as identified in the Teston Road Schedule C Class Environmental Assessment from Pine Valley Drive to Weston Road to accommodate the intersection realignment.
  10. The Owner shall agree in the Subdivision Agreement, that access to Blocks 467 and 489 may not be permitted to Teston Road and/or Pine Valley Drive. The Region will review proposed access to Blocks 467 and 489 through future site plan applications.
  11. The Owner shall agree in the Subdivision Agreement, that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
    - a) A widening across the full frontage of the site where it abuts Teston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Teston Road,
    - b) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,



of 10

- c) A 15 metre by 15 metre daylight triangle at the southeast and northeast corners of Street “5” and Pine Valley Drive,
  - d) A 15 metre by 15 metre daylight triangle at the northeast corner of Street “1” and Pine Valley Drive,
  - e) A 15 metre by 15 metre daylight triangle at the south west and south east corners of Street “15” and Teston Road,
  - f) A 0.3 metre reserve across the full frontages of the site, except at the approved access locations, adjacent to the above noted widening, where it abuts Pine Valley Drive and Teston Road,
  - g) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Pine Valley Drive and Street “5”,
  - h) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of an eastbound right turn lane at the intersection of Teston Road and Street “15”.
12. The Owner shall agree in the Subdivision Agreement, to 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.
13. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I Environmental Site Assessment prepared and signed by a qualified professional, of the Owner's entire lands including the lands to be conveyed to York Region (the “Assessment”). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
14. Prior to final approval, the Owner shall certify, in wording satisfactory to the Community Planning and Development Services Division, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result

of 10

in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.

15. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
16. York Region anticipates the construction of Pine Valley Drive Bridge/Culvert Rehabilitation Project south to this site in 2015. Should there be a conflict with the development accesses and the York Region Project, the accesses to the property may be closed at the sole discretion of York Region.
17. York Region anticipates the reconstruction of Teston Road Project adjacent to this site in 2019. Should there be a conflict with the development accesses and the York Region Project, the accesses to the property may be closed at the sole discretion of York Region.
18. York Region anticipates the reconstruction of Teston Road adjacent to this site in the year 2019. Should the Owner require the above noted road and access improvements prior to the completion of the adjacent capital works projects of York Region, the Owner shall co-ordinate the construction of the road and access improvements to the satisfaction of the Community Planning and Development Services Division and its contractors keeping in mind the requirements of the Occupational Health and Safety Act, relating to constructor co-ordination issues.
19. Construction of the proposed access and lane turning lanes cannot occur simultaneously as part of the York Region Teston Road Reconstruction Project, unless constructed by York Region's Contractor. The applicant is advised to contact Jackson Marin, Project Manager, at (905) 830-4444, extension 75131 to co-ordinate the construction of the proposed access and turning lanes with the York Region road works.
20. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Community Planning and Development Services Division for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
21. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division to implement the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division.
22. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Community Planning and Development Services Division for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by

of 10

the Community Planning and Development Services Division. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.

23. Prior to final approval, 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 the Community Planning and Development Services Division, Attention: Mrs. Eva Pulnicki, P.Eng.
24. Prior to final approval, the location and design of the construction accesses for the subdivision work shall be completed to the satisfaction of the Community Planning and Development Services Division and illustrated on the Engineering Drawings.
25. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that all existing driveways along the Regional road frontages of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
26. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Community Planning and Development Services Division.
27. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of visual screening along Streets "2", "3" and "6" adjacent to Pine Valley Drive, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-of-Way of Streets "2", "3" and "6" respectively. The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
28. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of visual screening along Street "12" adjacent to Teston Road, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-of-Way of Street "12". The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
29. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:

of 10

- a) All existing woody vegetation within the York Region road Right-of-Way,
- b) Tree protection measures to be implemented on and off the York Region road Right-of-Way to protect Right-of-Way vegetation to be preserved,
- c) Any woody vegetation within the York Region road Right-of-Way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road Right-of-Way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
- d) A planting plan for all new and relocated vegetation to be planted within the York Region road Right-of-Way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

30. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Community Planning and Development Services Division recommending noise attenuation features.
31. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Community Planning and Development Services Division.
32. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
33. The following noise warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".

of 10

34. Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Community Planning and Development Services Division, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-of-Ways shall not be the responsibility of York Region; and
  - d) That any landscaping provided on York Region Right-of-Way by the Owner or the area municipality for aesthetic purposes must be approved by the Community Planning and Development Services Division and shall be maintained by the area municipality with the exception of the usual grass maintenance.
35. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "5" shall be designed to intersect Pine Valley Drive at a right angle, or on a common tangent.
36. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "15" shall be designed to intersect Teston Road at a right angle, or on a common tangent.
37. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the throat width of Street "15" shall be designed to accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Teston Road; no intersection or non-residential access shall be permitted on Street "15" within 60.0 metres of the widened limit of Teston Road.
38. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the throat width of Street "5" shall be designed to accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Pine Valley Drive; no intersection or non-residential access shall be permitted on Street "5" within 60.0 metres of the widened limit of Pine Valley Drive.
39. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that pedestrian access to Pine Valley Drive shall be provided from Street "5".



of 10

40. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that pedestrian access to Teston Road shall be provided from Street “15”.
41. Prior to final approval, the intersections of Street “5” and Pine Valley Drive, and Street “15” and Teston Road, shall be designed to the satisfaction of the Community Planning and Development Services Division with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Community Planning and Development Services Division.
42. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, 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.
43. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division that the Owner will 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.
44. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality’s standards, and be provided by the Owner along the subject lands’ frontage onto roadway that will have transit services.

Future YRT/Viva transit services are planned for the following roadways or sections of:

- Pine Valley Drive
- Teston Road

45. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:
  - From Street “15” to Teston Road
  - From Street “12” to Teston Road
  - From Street “5” to Pine Valley Drive

of 10

- From Street “1” to Pine Valley Drive
- From Street “6” to Pine Valley Drive

The concrete pedestrian access connection shall meet the local municipality’s standards for sidewalks and shall be owned and maintained by the area municipality.

46. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 45 above.
47. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT/Viva, passenger standing area and shelter pad shall be provided at the following locations:

<b>ON Street</b>	<b>AT Street</b>	<b>Location</b>	<b>Standard</b>	<b>Traffic Signal Request</b>
Teston Road	Street “15”	SW corner	YRT-1.02 or YRT-1.03	
Teston Road	Street “12”	SW corner of the east leg of Street 12 adjacent to lot 387	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Teston Road	SE corner	YRT-1.03	
Pine Valley Drive	Street “6”	North leg of Street 6 adjacent to lot 17	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Street “5”	SE corner	YRT-1.02 or YRT-1.03	

of 10

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

48. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.
49. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the future introduction of transit services in this development as identified in Condition 44. This includes potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
50. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which will have transit services, sidewalks, pedestrian access and bus stop locations.
51. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Community Planning and Development Services Division, outlining all requirements of the Community Planning and Development Services Division.
52. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
53. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 52 inclusive, have been satisfied.

**ATTACHMENT NO. 1. c)**



***Appendix C***

***Prima Vista 19T-03V05 – CFN 50916***

TRCA respectfully requests that the following conditions of draft plan approval be included within the City's decision:

1. That prior to site alteration, the MESP be completed in support of the Block Plan to the satisfaction of the TRCA including the following:
  - a. Environmental Impact Study including mitigation strategies,
  - b. Headwater Drainage Feature Assessment, that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - c. An approximate overall post-development water balance calculation demonstrating any infiltration deficit or surface water surplus will be mitigated to protect the features and functions.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained. Including any proposed mitigation measures demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - e. A Hydrogeological Report including current monitoring results and future monitoring recommendations and adaptive management strategies.
  - f. A Complete Conceptual Stormwater Management Report that includes phasing for construction based on the provision of facilities.
  - g. An Adjacent Land Analysis including mitigation and buffers on all plans between the valley system and all land uses, including Parks.
  - h. A Compensation Analysis for features to be altered including details related to the proposed location and feasibility and viability.
  - i. Conceptual Grading and Geotechnical Plans
  - j. And the proposed water and sanitary servicing scheme has been demonstrated to be feasible, minimizes impacts on the natural heritage system and has demonstrated that it can be installed with minimal risk to the environment (now and in the future),
  - k. That the MESP be completed including a final section that outlines the details of conditions, actions and requirements to be carried forward into the development process.
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.

3. That these conditions relate to the Draft Plan of Subdivision prepared by KLM Planning, dated February 11, 2016.
4. That prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan, including the final Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and functions and assessment of the woodland edges and water quality and quantity for both ground and surface water.
5. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed report for the review and approval of the TRCA that describes the storm drainage system (quantity, quality and erosion), in accordance with the approved MESP for this area (Block 40/47) to the satisfaction of TRCA. This report shall include:
  - a. A description of the storm drainage system (quality, quantity and erosion) for the proposed development
  - b. 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 will external flows be accommodated? What is the capacity of the receiving system or feature?;
  - 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/manage stormwater, to mitigate the impacts of development on the quality, quantity and erosion of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
  - e. proposed methods and plan for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - f. location and description and impact analysis of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
  - g. overall grading plans for the subject lands;
  - h. demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions(hydroperiod) of the existing Provincially Significant Wetlands and Woodlands and watercourses during and after construction.
  - i. a detailed Lot Grading Plan be submitted that complies with the approved conceptual grading plan.
  - j. Detailed functional servicing report.
  - k. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - l. Proposed measures to mitigate the potential erosive impacts of development on the natural heritage system, both on and off-site;
  - m. geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;



- n. Proposed measures to promote infiltration to maintain water balance for the plan area taking into account the feature based water balance requirements;
  - o. Proposed measures to maintain feature-based water balance/ hydroperiod and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development and related infrastructure;
  - p. A subsurface investigation (including assessment of groundwater levels) at the locations of the stormwater management ponds and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
  - q. 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;
  - r. Detailed plans and supporting calculations for all watercourse crossings for the Peninsula access.
6. That the applicant complete and submit an Edge Management Plan and Detailed Restoration Planting Plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of Open Space and Buffer Blocks, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration.
7. That prior to topsoil stripping and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that examines opportunities for the retention of larger trees and the means of protecting retained trees/forest edges from development activities to the satisfaction of the TRCA. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of the TRCA prior to topsoil stripping.
8. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA. Revisions may be the result of, but not limited to, the implementation measures necessary to maintain water balances across the Block Plan Area.
9. That Block 463 and all Buffer Blocks be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
10. That the implementing zoning by-law recognize Block 471 and 472 and all Buffer Blocks as OS1 Open Space Conservation, which has the effect of prohibiting development, to the satisfaction of the TRCA.
11. That the owner in the subdivision agreement, in wording acceptable to the TRCA:
- a. carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the MESP and all technical reports referenced in these conditions including Edge Management and Restoration Planting Plans;

- b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
  - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;
  - d. To comply with all Permits approved under Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA
  - e. to erect a permanent fence adjacent to residential lots that abut Open Space Buffer and Valley Blocks as required by TRCA.
  - f. To prohibit grading works within the Valley and Buffer Blocks unless approved by TRCA;
  - g. To prohibit retaining walls in or adjacent the Valley and Buffer Blocks unless approved by TRCA
  - h. To provide an access as required by TRCA.
  - i. To provide future residents with education pamphlets about natural features in the area and good stewardship practices.
12. That the owner agree in the subdivision agreement that an Archaeological Assessment will be completed for those areas where infrastructure and trails are proposed within the Valley.
  13. That within the subdivision agreement the owner agree to complete a detailed erosion assessment for all locations where drainage facilities will be accommodated in the valley. The Assessment shall include mitigation measures to meet values and assess all impacts associated with maintenance roads and other municipal requirements and ensure all impacts on site and downstream are mitigated. Facility and location details shall be provided. The design shall match pre to post and shall be verified based on three years of continuous monitoring. An Adaptive Management Plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
  14. Prior to registration or site alteration a feature based water balance shall be completed in accordance with the requirements of TRCA and mitigation measures, if required, designed and implemented to the satisfaction of TRCA. This may result in the alteration of the stormwater management block sizes and the number of lots.
  15. Prior to site alteration the location and size of Block 470 shall be subject to the review and approval of the TRCA.
  16. That prior to registration a facility fit be completed demonstrating that the proposed park use can be accommodated outside of the Buffer Blocks to be added to the plan prior to registration.
  17. That the applicant submit a copy of the fully executed subdivision agreement and required clearance fees to the TRCA, in order to obtain clearance of conditions of draft approval.



ATTACHMENT NO. 1d)

ENBRIDGE GAS DISTRIBUTION INC.

500 Consumers Road  
North York, ON M2J 1P8

Mailing Address  
P.O. Box 650  
Scarborough, ON M1K 5E3

APRIL 10<sup>TH</sup>, 2014

**JUDY JEFFERS  
TOWN PLANNER  
CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT  
2141 MAJOR MACKENZIE DR  
VAUGHAN ON L6A 1T1**

Dear Judy Jeffers:

**RE: DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT  
~~GOLD PARK HOMES INC.~~, 840999 ONTARIO LIMITED &  
PRIMA VISTA ESTATES INC.  
4333 TESTON ROAD / 10601, 10699 & 10733 PINE VALLEY DR  
S/S OF TESTON ROAD, ON THE EAST SIDE OF PINE VALLEY DR  
PART OF LOTS 24 & 25, CONCESSION 6  
CITY OF VAUGHAN  
FILE NO.: 19T-03V05 & Z-03-024**

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

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

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

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

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

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

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

Regards,

A handwritten signature in black ink, appearing to read "Nikki DeGroot". The signature is stylized and cursive.

**Nikki DeGroot**

Municipal Advisor | GD SA&D, Long Range Plng

TEL: 416-758-4754

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

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

Integrity. Safety. Respect.

ND: rv

April 30, 2014

ATTACHMENT NO. 1e)

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Judy Jeffers - Planner

**Re: ~~GOLD PARK HOMES INC.~~, 840999 ONTARIO LIMITED AND PRIMA VISTA ESTATES INC.  
SOUTH SIDE OF TESTON ROAD, ON THE EAST SIDE OF PINE VALLEY DRIVE PART OF LOTS 24  
& 25, CONCESSION 6 (MUNICIPALLY KNOWN 4333 TESTON RD/10601, 10699 & 10733 PINE VALLEY  
DRIVE)  
19T-03V05 & Z.03.024 WARD 1 & 3 POSTAL DELIVERY AREA: WOODBRIDGE**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.



The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)

ATTACHMENT 4

*THE CITY OF VAUGHAN*

*BY-LAW*

BY-LAW NUMBER -2016

**A By-law to amend City of Vaughan By-law 1-88.**

WHEREAS the matters herein are set out in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an Amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein are set out in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone and OS1 Open Space Conservation Zone to RD2 Residential Detached Zone Two, RD2 (H) Residential Detached Zone Two with Holding Symbol "(H)", RD3 Residential Detached Zone Three, RD3 (H) Residential Detached Zone Three with Holding Symbol "(H)", OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

"(\_\_\_\_)A. The following provision shall apply to the lands with the Holding Symbol "(H)" as shown on Schedule "E- "":

    - a) Lands zoned with the Holding Symbol "(H)" shall be used only for use legally existing as of the date of the enactment of this By-law, or the production of field crops. The Holding Symbol shall not be removed until such time as:
      - i) the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated as necessary to accommodate the final design of the stormwater management ponds and pedestrian bridges, to the satisfaction of the City of Vaughan.

B. Notwithstanding the provisions of:

- a) Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in a RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
- b) Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in a RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three;
- c) Section 4.22.2 and 4.22.3 respecting Encroachment of an Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- d) Section 4.22.3 and note #5. on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a Site Triangle;
- e) Section 4.22.3 and note #3 i) on Schedule "A3", respecting Minimum Interior Side Yard Abutting a non-residential use;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E- ":

- ai) Sills, air conditioners other than central air-conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5m into a required yard;
- bi) Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres;
- ci) The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:

- i. an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
  - ii. a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle;
  - iii. the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
- di) The minimum exterior side yard: (i) shall be 3.0 meters abutting a public lane; (ii) shall be 1.5 meters abutting a sight triangle; (iii) shall be 1.5 meters for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond;
- ei) The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or storm water management pond.”

2. Adding Schedule “E- ” attached hereto as Schedule “1”.
3. Deleting Key Map 6E and substituting therefor the Key Map 6E hereto as Schedule “2”.
4. Schedules “1” and “2” shall be and hereby form part of this By-law.

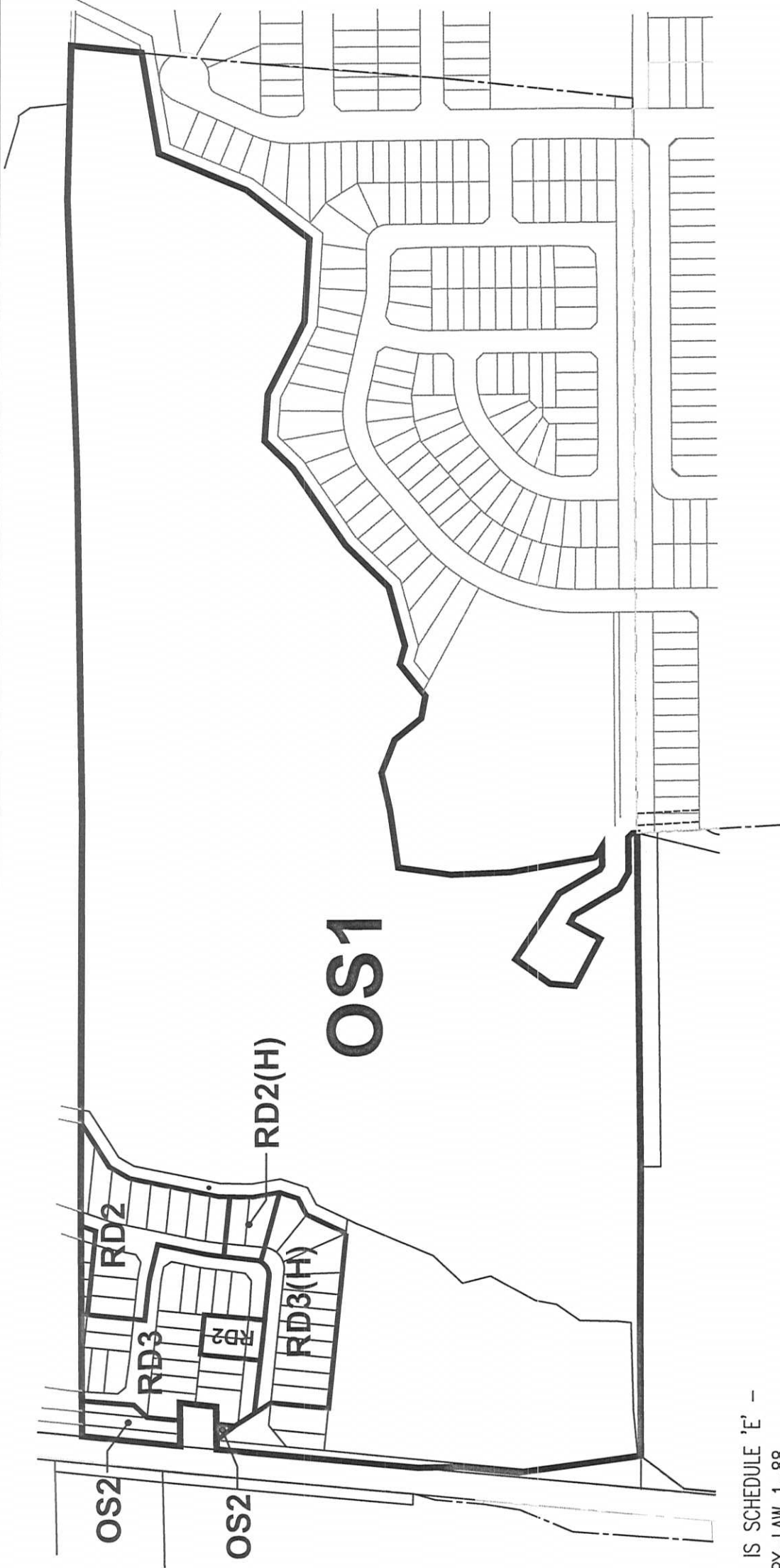
## SUMMARY TO BY-LAW -2016

The lands subject to this By-law are located on the west side of Pine Valley Drive Road approximately 800m South of Teston Road. The lands, which have an area of about 29.3 hectares, are described as Part of Lot 23, Concession 6, City of Vaughan.

The purpose of this By-law is to:

- rezone the lands from A Agricultural Zone and OS1 Open Space Conservation Zone to, RD2 Residential Detached Zone Two, RD2 (H) Residential Detached Zone Two with Holding Symbol "(H)", RD3 Residential Detached Zone Three, RD3 (H) Residential Detached Zone Three with Holding Symbol "(H)", OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone;
- facilitate the development of 43 detached dwelling units, as well as blocks to maintain the existing valley lands, provide a valley buffer, provide a landscape buffer adjacent to and road widening for Pine Valley Drive, provide for a stormwater management pond, and to allow for future development, within Plan of Subdivision 19T-06V10;
- provide exceptions to certain zoning requirements to allow the encroachment into required yards of building features including fireplaces or chimney pilasters, window projections, unenclosed porches (covered or uncovered) and associated eaves, gutters and steps;
- to reduce the required minimum exterior side yard abutting a sight triangle from 3.0 metres to 1.5 metres;
- to reduce the minimum interior side yard and exterior side yard adjacent a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond from 3.5 metres to 1.5 metres; and,
- to provide exceptions to certain zoning requirements on lots abutting a greenway, walkway, buffer block or stormwater management pond to protect for a 1.5m no encroachment zone from each lot line, to allow unenclosed (covered or uncovered) porches to encroach 2.5m into required yards, and to limit the Height of these porches to 1.2m.





SUBJECT LANDS

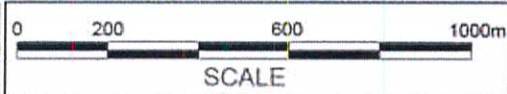
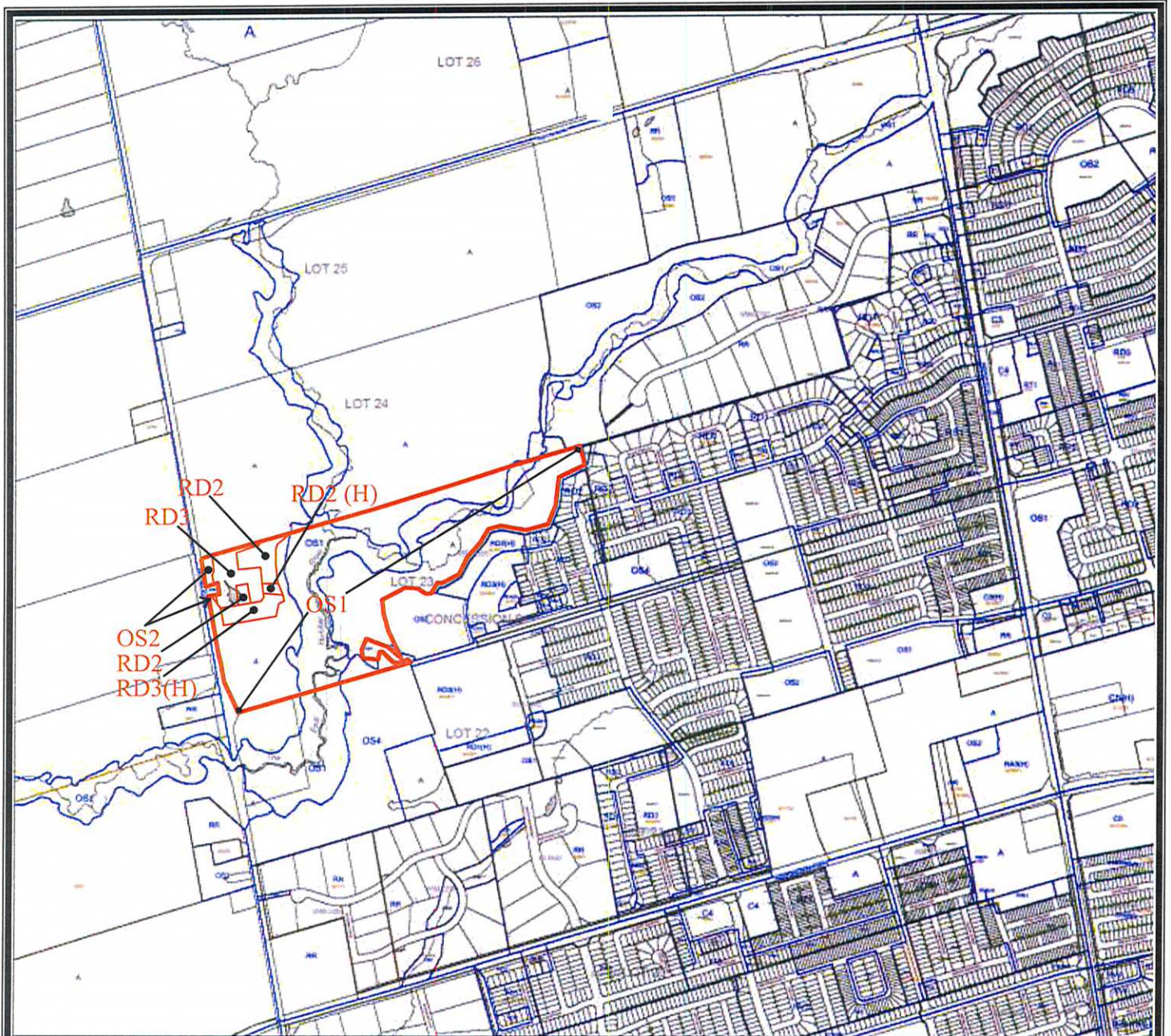
NOT TO SCALE

THIS IS SCHEDULE 'E' --  
 TO BY-LAW 1-88  
 SECTION 9 ( ---- )

FILE No. Z.06.058  
 LOCATION: PART OF LOT 23, CONCESSION 6  
 APPLICANT: Mosaik Pinewest Inc.  
 CITY OF VAUGHAN

**THIS IS SCHEDULE '1'**  
**TO BY-LAW \_\_\_\_\_ - 2016**  
 PASSED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016

SIGNING OFFICERS  
 \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ CLERK



# KEY MAP 6E

TO BYLAW 1-88

REVISED JANUARY 2014

KEY MAP XX  
BY-LAW 1-88

NOT TO SCALE

THIS IS SCHEDULE '2'  
TO BY-LAW \_\_\_\_-2016

PASSED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016

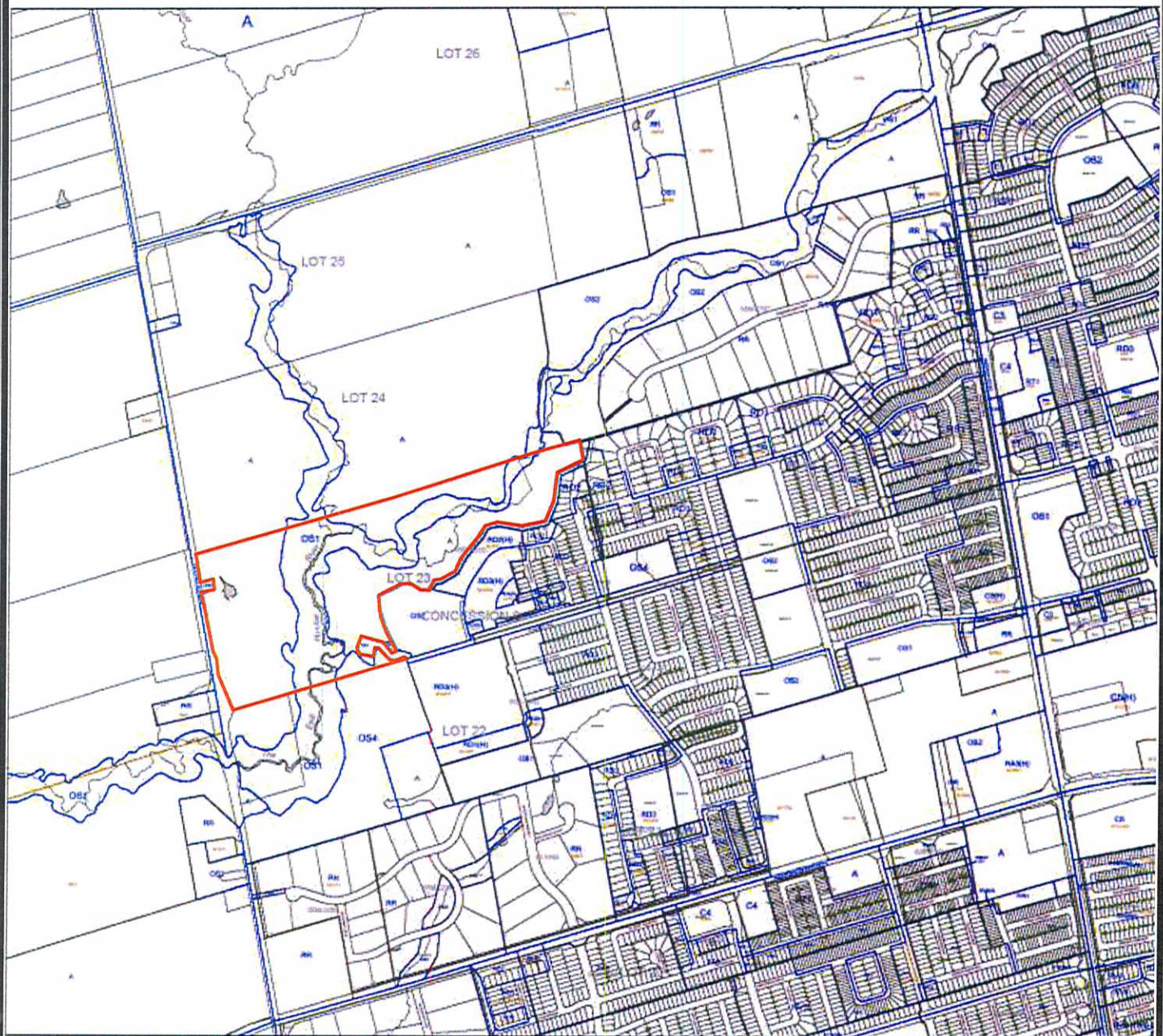
FILE NO. Z.06.058  
LOCATION: Pt. Lot 23, Concession 6  
APPLICANT: Mosaik Pinewest Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK





# KEY MAP 6E

TO BYLAW 1-88

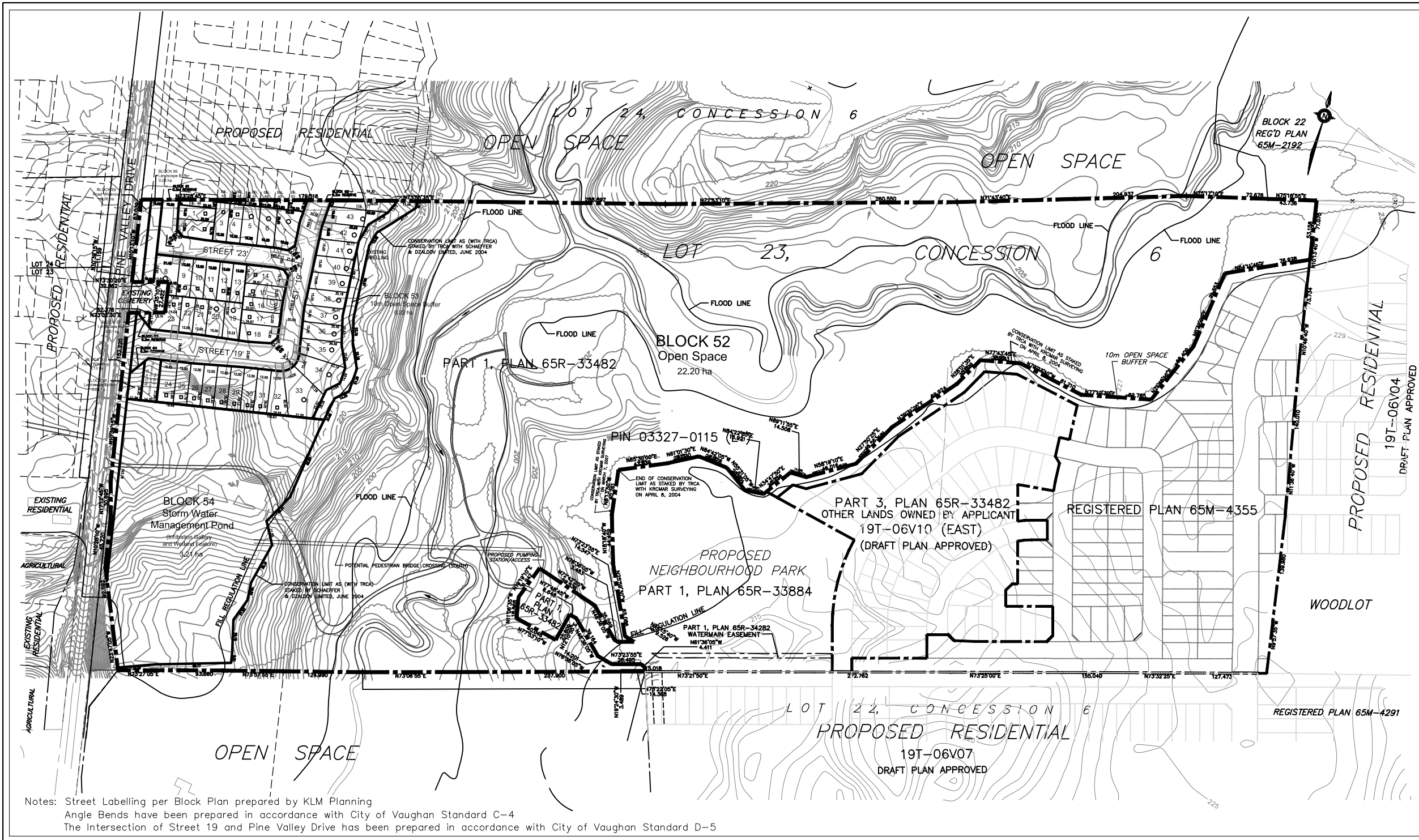
REVISED JANUARY 2014

Location Map

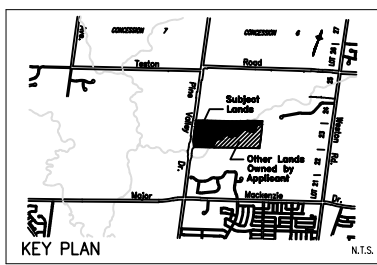
NOT TO SCALE

FILE NO. Z.06.058  
 LOCATION: Pt. Lot 23, Concession 6  
 APPLICANT: Mosaik Pinewest Inc.  
 CITY OF VAUGHAN





Notes: Street Labelling per Block Plan prepared by KLM Planning  
 Angle Bends have been prepared in accordance with City of Vaughan Standard C-4  
 The Intersection of Street 19 and Pine Valley Drive has been prepared in accordance with City of Vaughan Standard D-5



HUMPHRIES PLANNING GROUP INC.  
 216 CHIBBLE ROAD, SUITE 100, VAUGHAN, ONTARIO, L4L 6B9  
 TEL: (905) 241-7878, FAX: (905) 241-8073  
 www.humphriesplanning.com

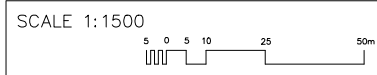
DEVELOPMENT STATISTICS:	LOT/BLK.#	UNITS	AREA
Residential 12.0m min. Single Detached	1-43	26	2.26 ha
Residential 15.0m min. Single Detached	44-51	17	2.26 ha
Future Development (Part Lots)	52		0.12 ha
Open Space	53		22.20 ha
10m Buffer	54		0.22 ha
Storm Water Management Pond	55		3.21 ha
Access and Servicing	56-58		0.06 ha
Landscape Buffers	59-60		0.10 ha
Road Widening (Pine Valley Drive)	61-68		0.19 ha
0.3m Reserves			0.01 ha
Roads			0.93 ha
			23.0m R.O.S. = 14m
			20.0m R.O.S. = 10.5m
			17.0m R.O.S. = 8m
			15.0m R.O.S. = 5m
<b>TOTAL</b>		<b>43</b>	<b>29.30 ha</b>

OWNER'S CERTIFICATE:  
 I authorize Humphries Planning Group Inc. to prepare and submit this plan for draft approval.  
 Date: April 1, 2015

SURVEYOR'S CERTIFICATE:  
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.  
 Date: April 1, 2015

ADDITIONAL INFORMATION:  
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. P. 13, as amended to April 11, 1997]  
 a), b), e), f), g), & j) - on plan.  
 c) - on key plan  
 d) - see statistics  
 h) - piped water to be installed by developer  
 i) - loam, sandy loam  
 k) - all services to be made available by developer  
 l) - none

DRAFT PLAN OF SUBDIVISION  
 19T-06V10 (WEST)  
 PART OF LOT 23  
 CONCESSION 6  
 CITY OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK



HUMPHRIES PLANNING GROUP INC.  
 216 CHIBBLE ROAD, SUITE 100, VAUGHAN, ONTARIO, L4L 6B9  
 TEL: (905) 241-7878, FAX: (905) 241-8073  
 www.humphriesplanning.com

File Number:	Drawing Number:
Date Drawn: 16 APR 2011	A1
Drawn By: BT	
Checked By: R.H.	
Date Revised: 1 APR 2015	
CAD File No.:	

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-06V10  
MOSAIK PINEWEST INC. (FORMERLY MAPLEWEST ESTATES INC.) (OWNER)  
PART OF LOT 23, CONCESSION 6, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-06V10 (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 No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b) and dated May 26, 2015.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated June 12, 2015.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d).
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated May 14, 2014.

#### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachments 1a), 1b), 1c), 1d) and 1e), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. 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.
4. The 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.
5. Enbridge Gas 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.
6. Canada Post 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.



**ATTACHMENT NO. 1a)**

**CONDITIONS OF APPROVAL**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. A1, prepared by Humphries Planning Group Inc., dated April 1, 2015.
2. The lands within the 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. A Holding Symbol "(H)" shall be placed on the Lots 24 to 36 inclusive and shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated, as necessary to the satisfaction of the City.
4. ~~The Notice of Draft Plan Approval shall not be issued until such time as the implementing Official Plan Amendment (OPA #744) is in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.~~
5. ~~Should the Ontario Municipal Board (OMB) approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the Owner shall revise the Plan to conform to the final approved Official Plan Amendment (OPA #744).~~
6. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Master Environmental Servicing Plan must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City.
7. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall submit 6 hardcopies and 14 digital copies of the approved Block 40/47 Master Environmental Servicing Plan and Block 40/47 Block Plan Report to the Vaughan Planning Department, Policy Division.
8. ~~Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall ensure that any revisions made to the Block 40/47 Plan, as a result of the Ontario Municipal Board appeal of OPA #744 or detailed design be reflected in an update to the May 19, 2015, Block 40/47 Plan prepared by KLM Planning Partners Inc.~~
9. Prior to the registration of the first phase or any phase thereof, the Plan shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
10. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
11. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.

12. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
13. a) Prior to the registration of the first phase or any phase thereof of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland, if required, shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
- b) Prior to final approval of the Plan, the Trustee for Block 40/47 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
14. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
15. The Owner shall have entered into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
16. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
17. The Owner shall agree in the Subdivision Agreement to upfront finance the design, tender and construction of the Pressure District 7 Teston Road Watermain, and the necessary improvements to Teston Road and Pine Valley Drive all to the satisfaction of the City and York Region.
18. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
19. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
20. 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.
21. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.

22. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
23. 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 the Plan shall be coordinated and completed at the cost of the Owner.
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 easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
26. 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.
27. 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.
28. 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 the 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) Stormwater 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.

29. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting Plans of Subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the required sanitary sewer and watermain valley crossings being incorporated into the proposed pedestrian bridges. Furthermore, the Owner acknowledges that should the design and

construction of the above mentioned servicing works be required to service the Plan, the Owner shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

30. Construction of the pedestrian bridge structures for Block 40/47 must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to release of the first Building Permit.
31. Blocks 44 to 51 inclusive shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-03V05 to the north.
32. 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.
33. 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 LED streetlighting to the satisfaction of the City.
34. 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.
35. 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 so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
36. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
37.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
38. 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.
39. Prior to final approval of the Plan, the Block 40/47 Master Environmental Servicing Plan (MESP) shall be revised to address the following outstanding items:



- a) ensure all stormwater management ponds are sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive;
- b) ensure all stormwater management pond blocks are sized to accommodate the required infiltration galleries;
- c) to provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of Plan of Subdivision File 19T-06V12;
- d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
- e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);
- f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;
- g) revise the current sanitary servicing concept for Block 40 South per the approved Block 40 South MESP;
- h) update ultimate external sanitary drainage areas (Blocks 41 and 55) tributary to the proposed Pine Valley North Sewage Pumping Station;
- i) provide a development and infrastructure phasing plan including a traffic assessment for each phase of development. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services;
- j) include a sanitary drainage plan with all relevant external drainage areas together with profile drawings for skeleton works with inverts;
- k) include the current approved external sanitary drainage concept;
- l) include revised post-development storm drainage area plans;
- m) identify any potential development charge projects associated with the servicing of the Block 40/47 Plan area including estimated costs and benefitting areas;
- n) identify all York Region infrastructure work including the Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive and other system improvements that are necessary to support the development of the Block Plan area; and,
- o) include a Transportation Demand Management Plan for Block 40/47 North.

The Owner shall agree to implement the recommendations as noted in the aforementioned and approved MESP Report to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

40. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation 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), Phase Three ESA report in



accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of 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 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.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
41. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) within the Plan.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
42. 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 Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
  43. 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.
  44. 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.
  45. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
  46. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
  47. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
  48. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to the transfer of land.
  49. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
  50. Prior to the initiation of any grading/soil disturbance on the Plan, an archaeological resource assessment of the entire area within the lands shall be carried out and a report which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the Ministry of Tourism, Culture and Sport shall be submitted to the City.
    - a) Should 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 Development Planning Department (Urban Design and Cultural Heritage Division) 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 Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
51. The Owner acknowledge, in accordance with Regulation O. Reg. 130/92, s. 18, no building or addition is allowed under law to be constructed within 4.57 m (15 feet) of an in-ground grave and it is an offence under the Funeral, Burial and Cremation Services Act, 2002, to disturb a burial site. Any cemetery or burial site shall have a 4.57 m (15 feet) buffer from all directions from any grave.
52. Prior to final approval of the Plan, the Owner shall prepare Architectural Control Design Guidelines and address the following.
- a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the Architectural Control Design Guidelines;
  - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Control Guidelines; and,
  - c) The City may undertake periodic reviews to ensure compliance with the Architectural Control Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
53. Prior to final approval of the Plan, the Owner shall prepare Urban Design Guidelines and a Streetscape Landscape Master Plan. The guidelines and the master plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
  - b) Edge restoration along the Open Space Block 52;
  - c) The appropriate landscaping within the Stormwater Management Pond Block 54
  - d) The appropriate community edge treatment along Pine Valley Drive, including the appropriate landscaping for Buffer Blocks 56, 57 and 58 with low maintenance plant material.
  - e) Trail system and network within the open space and stormwater management pond Blocks 52 and 54.
54. Prior to final approval, the Owner shall provide a minimum 10 m buffer block abutting the open space blocks along residential lots and residential blocks.
55. Prior to final approval, the Owner shall provide a 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. The Owner shall not remove trees without written approval by the City.
56. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge

management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space edges to the satisfaction of the TRCA and the 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.

57. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Open Space Buffer Block 53.
58. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Stormwater Management Block 54.
59. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots that abut Overland Flow Route Block 55, to the satisfaction of the City.
60. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots that abut Landscape Buffer Blocks 56 to 58 inclusive, to the satisfaction of the City.
61. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots that abut the existing cemetery lands, to the satisfaction of the City.
62. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural control design guidelines.
63. The Owner shall convey Landscape Buffer Blocks 56, 57 and 58 to the City free of all cost and encumbrances.
64. The Owner shall convey Open Space Block 52 to the TRCA (Toronto and Region Conservation Authority) or the City free of all cost and encumbrances.
65. The Owner shall convey Open Space Buffer Block 53 to the TRCA or the City free of all cost and encumbrances.
66. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
  - b) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
  - c) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic."
  - d) "Purchasers and/or tenants are advised that the collector and primary roads within the

development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future.”

- e) “Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable).”
- f) “Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.”

- g) “Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (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.”

- h) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio-Television Telecommunication 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.”

- i) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m 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 <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 - 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Lot Frontage for Lots between 6.0 - 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.



<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- j) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox in accordance with 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.”
- k) “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.”
- l) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement.”
- m) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m 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 York Region 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 York Region and maintained by the City with the exception of the usual grass maintenance.”

- n) “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.”
- o) “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."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

67. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lots 24 to 43 inclusive, and Block 51 adjacent to stormwater management pond or open space valley and associated buffer:

"Purchasers and/or tenants are advised that the lot abuts a stormwater management pond or an open space valley and associated buffer, and are designed for naturalization and therefore, shall receive minimal maintenance."

"Purchasers and/or tenants are advised that the lot abuts a stormwater management pond or an open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities."

"Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to a stormwater management pond or open space lands is strictly prohibited."

"Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachment and/or dumping from the lot to the stormwater management pond or open space are prohibited."

68. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.

69. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
- The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
- The location of parks, open space, stormwater management facilities and trails.
- The location of institutional uses, including schools, places of worship, community facilities.
- The location and type of commercial sites.
- Colour-coded residential for singles, semis, multiples, and apartment units.
- The following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585."

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at \_\_\_\_\_."

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

70. The Owner shall agree that prior to the execution of the first subdivision agreement of Draft Plans 19T-03V05 and 19T-06V10, the design of the Pedestrian Utility Bridges, associated external walkway links, and servicing and maintenance access corridors shall be subject to a peer review by a consultant appointed by the City to meet requirements for construction, specifications, operations, maintenance, access per The Accessibility for Ontarians with Disability Act requirements, lighting, security, safety, signage, abutments, design aesthetic details, life cycle costs, and the like to the City's satisfaction and other authorities having jurisdiction. The Owner acknowledges that land reservations and/or appropriate securities may be required to address construction access requirements and/or future maintenance and operation of the bridges.
71. The owner of 19T-06V10 and the Block 40/47 Landowners Group II Inc. shall enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited, prior to the registration of the first draft plan in the Block.

ATTACHMENT No., 1b)  
REGION OF YORK

**Schedule of Conditions**  
**19T-06V10 (West)**  
**Part of Lot 23, Concession 6**  
**10355 Pine Valley Drive**  
**(Mosiak Pinewest Inc.)**  
**City of Vaughan**

Re: Humphries Planning Group Inc., Drawing Number A1 dated April 1, 2015

1. Prior to or concurrent with draft plan approval, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
    - A. Not enter into any agreements of purchase and sale with end users \* for the subject lands until such time as:
      - a. i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
      - ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City of Vaughan allocation used for the subject development;or
      - b. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;or
      - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
  - AND
  - B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City of Vaughan. This agreement shall be registered on title, committing the Owner to the same terms as set out in item A above.
2. Prior to draft plan approval, the Owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-

ATTACHMENT No., 1b)  
REGION OF YORK

conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-06V10 or any phase thereof by the City of Vaughan, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.

(\* the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.



ATTACHMENT No., 1b)  
REGION OF YORK  
**Schedule of Pre-Conditions**  
**19T-06V10 (West)**  
**Part of Lot 23, Concession 6**  
**10355 Pine Valley Drive**  
**(Mosaik Pinewest Inc.)**  
**City of Vaughan**

Re: Humphries Planning Group Inc., Drawing Number A1 dated April 1, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region
2. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. Prior to final approval, the Owner shall agree in the subdivision agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. Prior to final approval, the Owner shall agree in the subdivision agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to Infrastructure Asset Management Branch for approval.
6. Prior to final approval, the Owner shall agree to provide a basic 36.0 metre Right-Of-Way for this section of Pine Valley Drive. As such, all municipal setbacks shall be referenced from a point 18.0 metre from the centreline of construction of Pine Valley Drive. Any additional lands required for turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.
7. Prior to final approval, the Owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.

ATTACHMENT No., 1b)  
REGION OF YORK

8. Prior to final approval, the Owner shall agree to submit an updated Traffic Impact Study (TIS) to the satisfaction of the Transportation Services Department.
9. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality’s standards, and be provided by the Owner along the subject lands’ frontage onto the roadway that will have transit services.

Future YRT/Viva transit services are planned for the following roadway or sections of:

- Pine Valley Drive

10. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:

- From “Street 19” to Pine Valley Drive

The concrete pedestrian access connection shall meet the local municipality’s standards for sidewalks and shall be owned and maintained by the area municipality.

11. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 11 above.
12. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that the passenger standing area/shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for it, notwithstanding that it may be included in the subdivision agreement.

Subject to approval by YRT/Viva, a passenger standing area and shelter pad shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Pine Valley Drive	Street 19	SE corner	YRT-1.02 or YRT-1.03	

ATTACHMENT No., 1b)  
REGION OF YORK

The passenger standing area/shelter pad shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop, passenger standing area, shelter or corner sightlines.

The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pad, the Owner/consultant shall confirm with YRT/Viva the final bus stop location/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

13. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location, concrete pedestrian access, passenger standing area and shelter pad to the satisfaction of York Region.
14. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the future introduction of transit services in this development as identified in condition 10. This includes potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
15. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which will have transit services, sidewalks, pedestrian access and bus stop locations.
16. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Community Planning and Development Services Branch for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
17. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Branch to implement the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Branch.
18. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Community Planning and Development Services Branch for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Branch. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control

ATTACHMENT No., 1b)  
REGION OF YORK

plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.

19. Prior to final approval, 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 the Community Planning and Development Services Branch, Attention: Mrs. Eva Pulnicki, P.Eng.
20. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Community Planning and Development Services Branch and illustrated on the Engineering Drawings.
21. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch, 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
22. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Community Planning and Development Services Branch.
23. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch, that the Owner will provide the installation of visual screening along the section of Street "23" fronting Pine Valley Drive, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-Of-Way of Street "23". The Owner shall submit to the Community Planning and Development Services Branch for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
24. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
  - a) All existing woody vegetation within the York Region road Right-Of-Way,
  - b) Tree protection measures to be implemented on and off the York Region road Right-Of-Way to protect Right-Of-Way vegetation to be preserved,
  - c) Any woody vegetation within the York Region road Right-Of-Way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road's Right-Of-Way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
  - d) A planting plan for all new and relocated vegetation to be planted within the York Region road Right-Of-Way, based on the following general guideline:

ATTACHMENT No., 1b)  
REGION OF YORK

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

25. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Community Planning and Development Services Branch recommending noise attenuation features.
26. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Branch, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Community Planning and Development Services Branch.
27. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Branch, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
28. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:  
  
"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
29. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in the subdivision agreement, in wording satisfactory to York Region's Community Planning and Development Services Branch, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Ways shall not be the responsibility of York Region; and



ATTACHMENT No., 1b)  
REGION OF YORK

- d) That any landscaping provided on York Region Right-Of-Way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
30. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,
  - b) A 15 metre by 15 metre daylight triangle at the north east and south east corners of Street "19" and Pine Valley Drive,
  - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Pine Valley Drive, and
  - d) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of an northbound right turn lane at the intersection of Pine Valley Drive and Street "19",
31. Prior to final approval, 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.
32. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The

ATTACHMENT No., 1b)  
REGION OF YORK

Regional Municipality of York”; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

33. The Owner shall also provide the Region’s Community Planning and Development Services Branch with a certified written statement from the Owner or the Owner’s authorized representative that no contaminant, 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, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner’s certified written statement shall be provided at no cost to the Region.

34. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Branch, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
35. York Region anticipates the resurfacing of Pine Valley Drive between Major Mackenzie Drive and Teston Road in 2015. Should there arise a conflict with the development accesses and the York Region Project, the accesses to the property may be closed at the sole discretion of the Region.
36. York Region anticipates the construction of Pine Valley Drive Bridge/Culvert Rehabilitation Project south to this site in 2015. Should there arise a conflict with the development access and the York Region Project, the access to the property may be closed at the sole discretion of the Region.
37. The Owner shall agree, prior to the development approval of blocks 57, 58 and 59, that direct vehicle access from blocks 57, 58 and 59 to Pine Valley Drive will not be permitted. Access must be obtained through the internal road network.
38. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch that Street “19” shall be designed to intersect Pine Valley Drive at a right angle, or on a common tangent.

ATTACHMENT No., 1b)  
REGION OF YORK

39. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch, that the throat width of Street "19" shall be designed to accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Pine Valley Drive; no intersection or non-residential access shall be permitted on Street "19" within 60.0 metres of the widened limit of Pine Valley Drive.
40. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch, that pedestrian access to Pine Valley Drive shall be provided from Street "19".
41. Prior to final approval, the intersection of Street "19" and Pine Valley Drive, shall be designed to the satisfaction of the Community Planning and Development Services Branch with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Transportation and Community Planning Department.
42. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Branch, 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.
43. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Community Planning and Development Services Branch that the Owner will 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.
44. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Community Planning and Development Services Branch, outlining all requirements of the Community Planning and Development Services Branch.
45. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
46. The Regional Community Planning and Development Services Branch shall advise that Conditions 1 to 46 inclusive, have been satisfied.

**Appendix G**

**Mosaik Pinewest Inc. 19T-06V10B – CFN 50918**

**Attachment No. 1. c) (Revised Zoning)**

TRCA respectfully requests that the following conditions of draft plan approval be included within the City's decision:

1. That prior to site alteration, the MESP be completed in support of the Block Plan to the satisfaction of the TRCA including the following:
  - a. Environmental Impact Study including mitigation strategies,
  - b. Headwater Drainage Feature Assessment, that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - c. An approximate overall post-development water balance calculation demonstrating any infiltration deficit or surface water surplus will be mitigated to protect the features and functions.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained. Including any proposed mitigation measures demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - e. A Hyrdogeological Report including current monitoring results and future monitoring recommendations and adaptive management strategies.
  - f. A Complete Conceptual Stormwater Management Report that includes phasing for construction based on the provision of facilities.
  - g. An Adjacent Land Analysis including mitigation and buffers on all plans between the valley system and all land uses, including Parks.
  - h. A Compensation Analysis for features to be altered including details related to the proposed location and feasibility and viability.
  - i. Conceptual Grading and Geotechnical Plans
  - j. And the proposed water and sanitary servicing scheme has been demonstrated to be feasible, minimizes impacts on the natural heritage system and has demonstrated that it can be installed with minimal risk to the environment (now and in the future)
  - k. That the MESP be completed including a final section that outlines the details of conditions, actions and requirements to be carried forward into the development process.
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.
3. These conditions relate to the Draft Plan of Subdivision prepared by Humphries Planning Group, dated April 16, 2011, last revised April 1, 2015.
4. That the prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan , including the final the Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and

functions and assessment of the woodland edges and water quality and quantity for both ground and surface water.

5. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed report for the review and approval of the TRCA that describes the storm drainage system (quantity, quality and erosion), in accordance with the approved MESP for this area (Block 40/47) to the satisfaction of TRCA. This report shall include:
  - a. a description of the storm drainage system (quality, quantity and erosion) for the proposed development
  - b. 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 will external flows be accommodated? What is the capacity of the receiving system or feature?;
  - 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/manage stormwater, to mitigate the impacts of development on the quality, quantity and erosion of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
  - e. proposed methods and plan for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - f. location and description and impact analysis of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
  - g. overall grading plans for the subject lands;
  - h. demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions(hydroperiod) of the existing Provincially Significant Wetlands and Woodlands and watercourses during and after construction.
  - i. a detailed Lot Grading Plan be submitted that complies with the approved conceptual grading plan.
  - j. detailed functional servicing report.
  - k. detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - l. proposed measures to mitigate the potential erosive impacts of development on the natural heritage system, both on and off-site;
  - m. geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;
  - n. proposed measures to promote infiltration to maintain water balance for the plan area taking into account the feature based water balance requirements;



- o. proposed measures to maintain feature-based water balance/ hydroperiod and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development and related infrastructure;
    - p. a subsurface investigation (including assessment of groundwater levels) at the locations of the stormwater management ponds and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
    - q. 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;
    - r. detailed plans and supporting calculations for all watercourse crossings.
6. That the applicant complete and submit an Edge Management Plan and Detailed Restoration Planting Plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of Open Space and Buffer Blocks, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration.
7. That prior to topsoil stripping and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that examines opportunities for the retention of larger trees and the means of protecting retained trees/forest edges from development activities to the satisfaction of the TRCA. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of the TRCA prior to topsoil stripping.
8. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA. Revisions may be the result of, but not limited to, the implementation measures necessary to maintain water balances across the Block Plan Area.
9. That Blocks 52 and 53 be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
10. That the implementing zoning by-law recognize Blocks 52 and 53 as OS1 Open Space Conservation, which has the effect of prohibiting development, to the satisfaction of the TRCA ~~as shown on the draft zoning by law dated February 11, 2016.~~
11. That the owner in the subdivision agreement, in wording acceptable to the TRCA:
  - a. carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the MESP and all technical reports referenced in these conditions including the Edge Management Plan and Restoration Planting Plans;
  - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;

- c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;
  - d. To comply with all Permits approved under Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA
  - e. to erect a permanent fence adjacent to residential lots that abut Open Space Buffer and Valley Blocks as required by TRCA.
  - f. to prohibit grading works within the Valley and Buffer Blocks unless approved by TRCA;
  - g. to prohibit retaining walls in or adjacent the Valley and Buffer Blocks unless approved by TRCA;
  - h. to provide an access as required by TRCA and,
  - i. to provide future residents with education pamphlets about natural features in the area and good stewardship practices.
12. That the owner agree in the subdivision agreement to complete an Archaeological Assessment for those areas where infrastructure and trails are proposed within the Valley.
  13. That within the subdivision agreement the owner shall agree to complete a detailed erosion assessment for all locations where drainage facilities will be accommodated in the valley. The Assessment shall include mitigation measures to meet values and assess all impacts associated with maintenance roads and other municipal requirements and ensure all impacts on site and downstream are mitigated. Facility and location details shall be provided. The design shall match pre to post and shall be verified based on three years of continuous monitoring. An Adaptive Management Plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
  14. Prior to registration or site alteration a feature based water balance shall be completed in accordance with the requirements of TRCA and mitigation measures, if required, designed and implemented to the satisfaction of TRCA. This may result in the alteration of the stormwater management block sizes and the number of lots.
  15. That prior to grading a wetland compensation strategy shall be designed, installed and functioning to the satisfaction of the TRCA. Implementation shall include monitoring post creation for three years.
  16. That the applicant submit a copy of the fully executed subdivision agreement and required clearance fees to the TRCA, in order to obtain clearance of conditions of draft approval.

## **ATTACHMENT NO. 1 d)**



**ENBRIDGE GAS DISTRIBUTION INC.**

**500 Consumers Road  
North York, ON M2J 1P8**

**Mailing Address  
P.O. Box 650  
Scarborough, ON M1K 5E3**

APRIL 10<sup>TH</sup>, 2014

**EUGENE FERA  
TOWN PLANNER  
CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT  
2141 MAJOR MACKENZIE DR  
VAUGHAN ON L6A 1T1**

Dear : Eugene Fera:

**RE: APPLICATIONS TO AMEND ZONING BY-LAW 1-88 and for  
DRAFT PLAN OF SUBDIVISION APPROVAL  
MAPLEWEST ESTATES INC.  
10355 PINE VALLEY DRIVE – BLOCK 40  
CITY OF VAUGHAN WARD: 3  
FILE NO.: 19T-06V10 RELATED FILE: Z-06-058**

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.

## **ATTACHMENT NO. 1 d)**

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

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

Regards,



Nikki DeGroot  
Municipal Advisor | GD SA&D Long Range Pting

ENBRIDGE GAS DISTRIBUTION INC.  
TEL 416-753-4754  
500 Consumers Rd. North York, ON, M2J 1P8

[municipalnotices@enbridge.com](mailto:municipalnotices@enbridge.com)  
[www.enbridgegas.com](http://www.enbridgegas.com)

Integrity. Safety. Respect.

ND: rv

## **ATTACHMENT NO. 1 e)**



April 30, 2014

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Eugene Fera - Planner

**Re: MAPLEWEST ESTATES INC.  
10355 PINE VALLEY DRIVE – BLOCK 40  
19T-06V10 (RELATED Z.06.058 WARD 2 POSTAL DELIVERY AREA: WOODBROIDGE.**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.



## **ATTACHMENT NO. 1 e)**

-2-

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)

***THE CITY OF VAUGHAN******BY-LAW*****BY-LAW NUMBER -2016****A By-law to amend City of Vaughan By-law 1-88.**

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':
 

"( ) A. Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law -2016, or the production of field crops.

B. Prior to the removal of the Holding Symbol "(H)" from that portion of the Subject Lands identified as lots 1 to Lot 13 inclusive, lots 359 to 372 inclusive and block 373 as zoned in the manner shown on Schedule 'E-XXXX' both with the Holding Symbol "(H)", the detailed design of the proposed stormwater management ponds / infiltration galleries throughout the Block Plan are completed to the satisfaction of the City of Vaughan and Toronto and Region Conservation Authority (TRCA).

C. Notwithstanding the provisions of:
 
    - a. Section 2.0 DEFINITIONS, respecting LOT LINE, FRONT and LOT, THROUGH only;
    - b. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;
    - c. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;

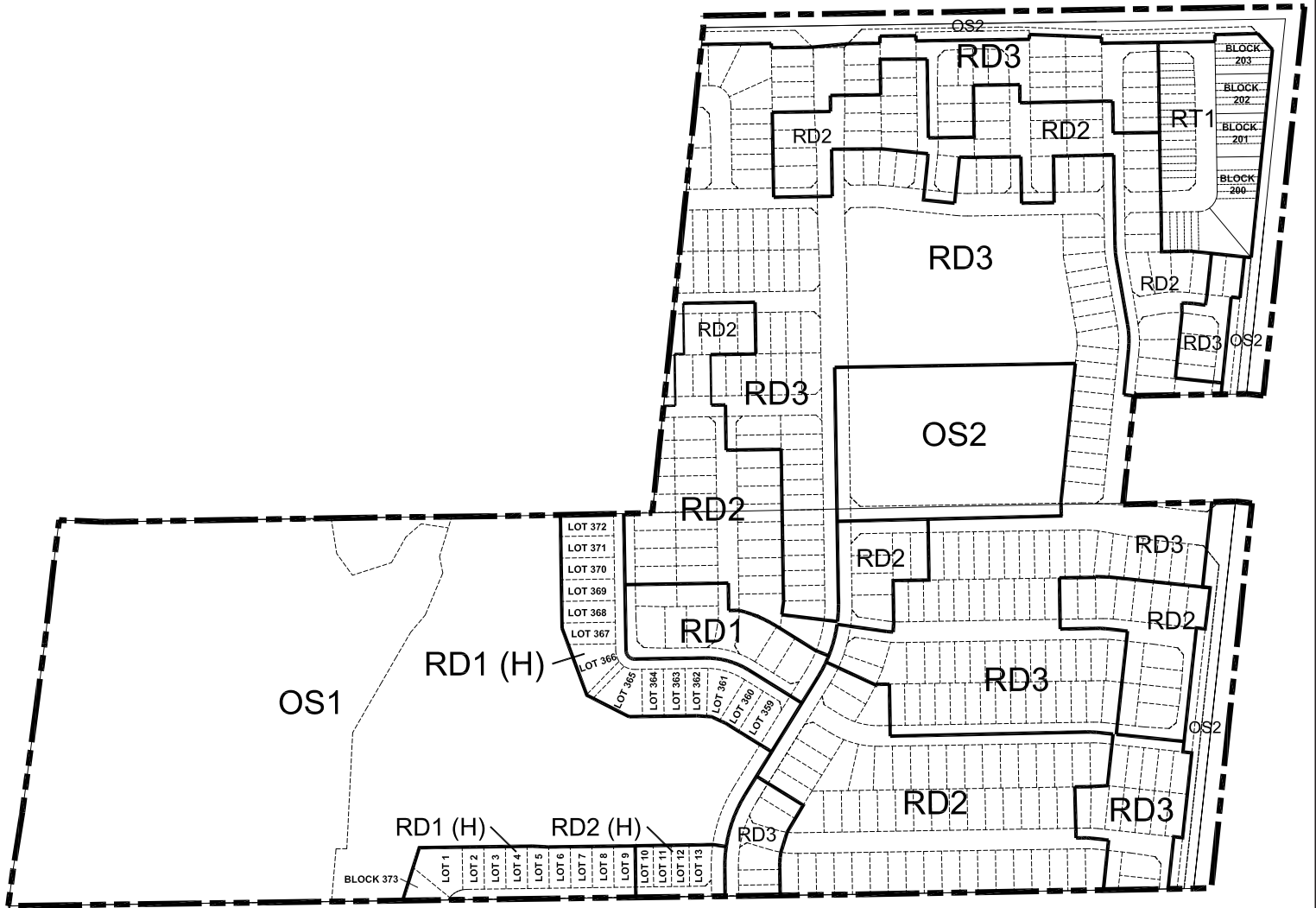
- d. Section 4.22.2 and 4.22.3 respecting Encroachment of an Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
- e. Section 4.22.3 respecting the Residential Zones and Schedule "A3" respecting the Permitted Use Category and Maximum Building Height only;
- f. Section 4.22.3 and note 3. i) on Schedule "A3", respecting Minimum Interior Side Yard Abutting a non-residential use;
- g. Section 4.22.3 and note 5. on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a Sight Triangle;

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-

\_\_\_\_":

- ai. For lands zoned Rt1 Residential Townhouse Zone identified as Blocks 200, 201, 202 and 203 on Schedule "E-\_\_\_\_" the front lot line shall be deemed to be the lot line directly abutting Pine Valley Drive or the lot line fronting a block owned by a public authority that is directly abutting Pine Valley Drive;
- bi. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;
- ci. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres;
- di. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
  - i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
  - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;

- iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
  - ei. For the purpose of this by-law in an RT1 Residential Townhouse Zone the Permitted Use Category shall be deemed to be a Standard Lot and the maximum permitted Building Height shall be 12 metres;
  - fi. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
  - gi. The minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond.
- c) Adding Schedule "E-\_\_\_\_\_" attached hereto as Schedule "1".
  - d) Deleting Key Map 6E and substituting therefore the Key Map 6E attached hereto as Schedule "2"
2. Schedules "1" and "2" shall be and hereby form part of this By-law.



THIS IS SCHEDULE 'E-  
 TO BY-LAW 1-88  
 SECTION 9( )

----- SUBJECT LANDS

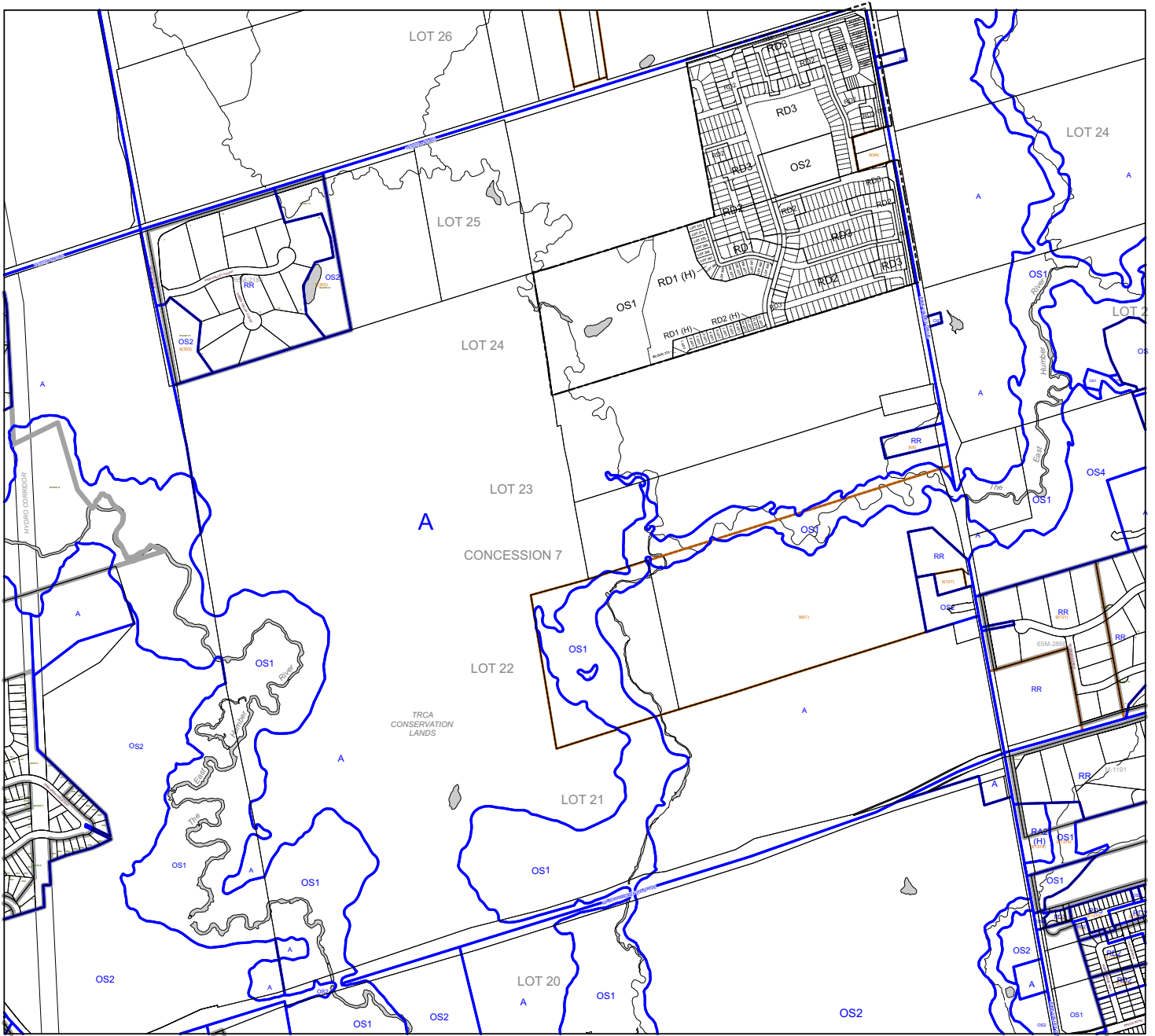
NOT TO SCALE

THIS IS SCHEDULE '1'  
 TO BY-LAW \_\_\_\_\_-2016  
 PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2016

FILE:  
 RELATED FILE: 19T-03V25  
 LOCATION: PART OF LOTS 24 AND 25, CONCESSION 7  
 APPLICANT: LINDVEST PROPERTIES LIMITED  
 CITY OF VAUGHAN

SIGNING OFFICERS  
 \_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK





KEY MAP 7E  
BY-LAW 1-88

NOT TO SCALE

THIS IS SCHEDULE '2'  
TO BY-LAW \_\_\_\_\_ - 2015  
PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2015

FILE:  
RELATED FILE: 19T-03V25  
LOCATION: PART OF LOTS 24 AND 25, CONCESSION 7  
APPLICANT: LINDVEST PROPERTIES LIMITED  
CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

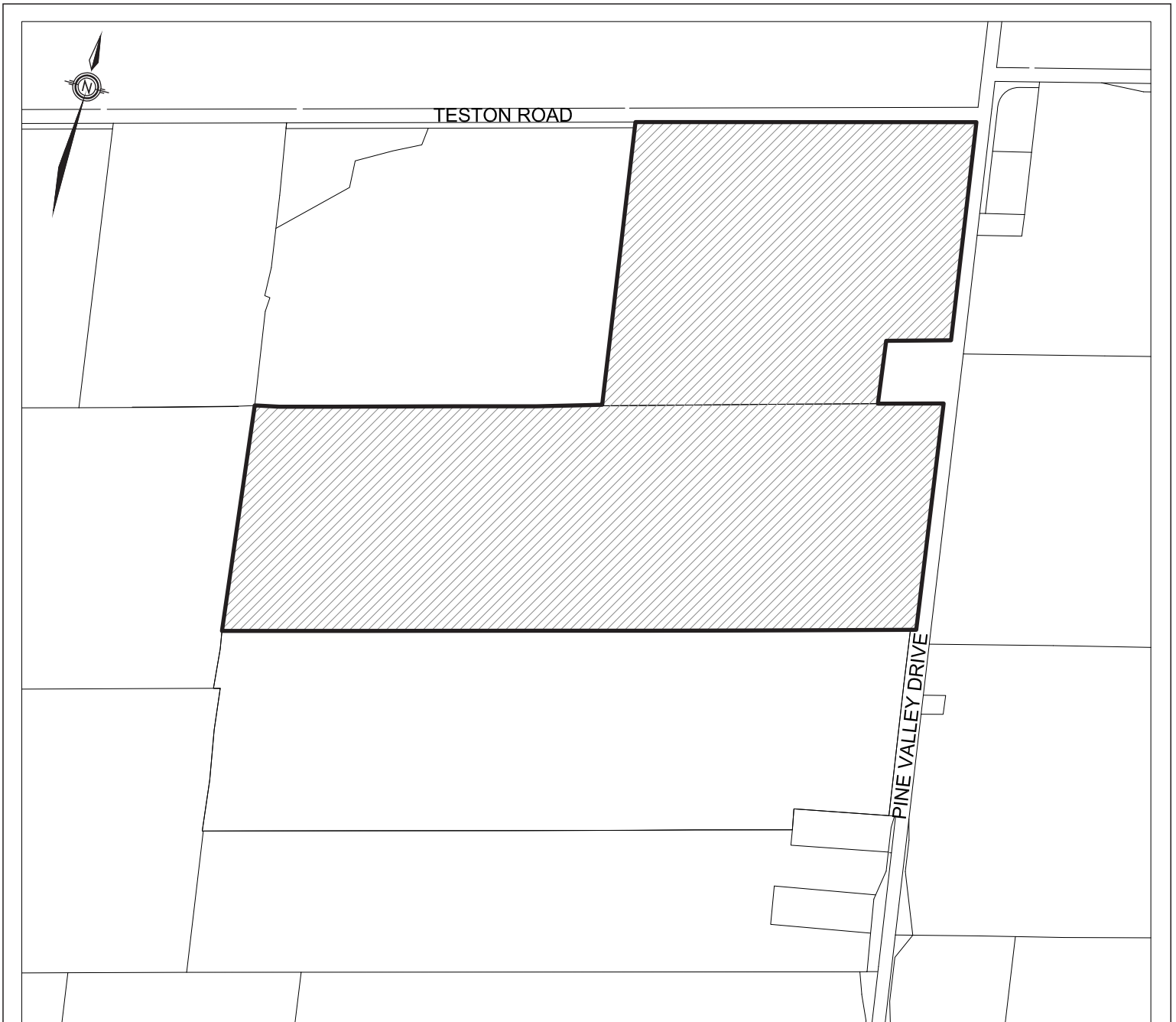
\_\_\_\_\_  
CLERK

**SUMMARY TO BY-LAW -2016**

The lands subject to this By-law are located on the east side of Pine Valley Drive Road approximately. The lands, which have an area of about 51.775 hectares, are described as Part of Lot 24 and 25, Concession 7, City of Vaughan.

The purpose of this By-law is to:

- rezone the lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone;
- facilitate the development consisting of 374 detached dwelling units, 44 Street Townhouses as well as blocks to maintain the existing valley lands, valley buffer, landscape buffer adjacent to Pine Valley Drive, road widening for Pine Valley Drive and Teston Road, school, future development, and park within Plan of Subdivision 19T-03V25;
- provide exceptions to certain zoning requirements to allow the encroachment into required yards of building features including fireplaces or chimney pilasters, window projections, unenclosed porches (covered or uncovered) and associated eaves, gutters and steps;
- to reduce the required minimum exterior side yard abutting a sight triangle from 3.0 metres to 1.5 metres; and,
- to reduce the minimum interior side yard and exterior side yard adjacent a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond from 3.5 metres to 1.5 metres.



NOT TO SCALE

# LOCATION MAP

## TO BY-LAW \_\_\_\_\_-2016

FILE:  
RELATED FILE: 19T-03V25  
LOCATION: PART OF LOTS 24 AND 25, CONCESSION 7  
APPLICANT: LINDVEST PROPERTIES (PINE VALLEY) LTD. &  
LINDVEST PROPERTIES (PINE VALLEY RB) LTD.  
CITY OF VAUGHAN

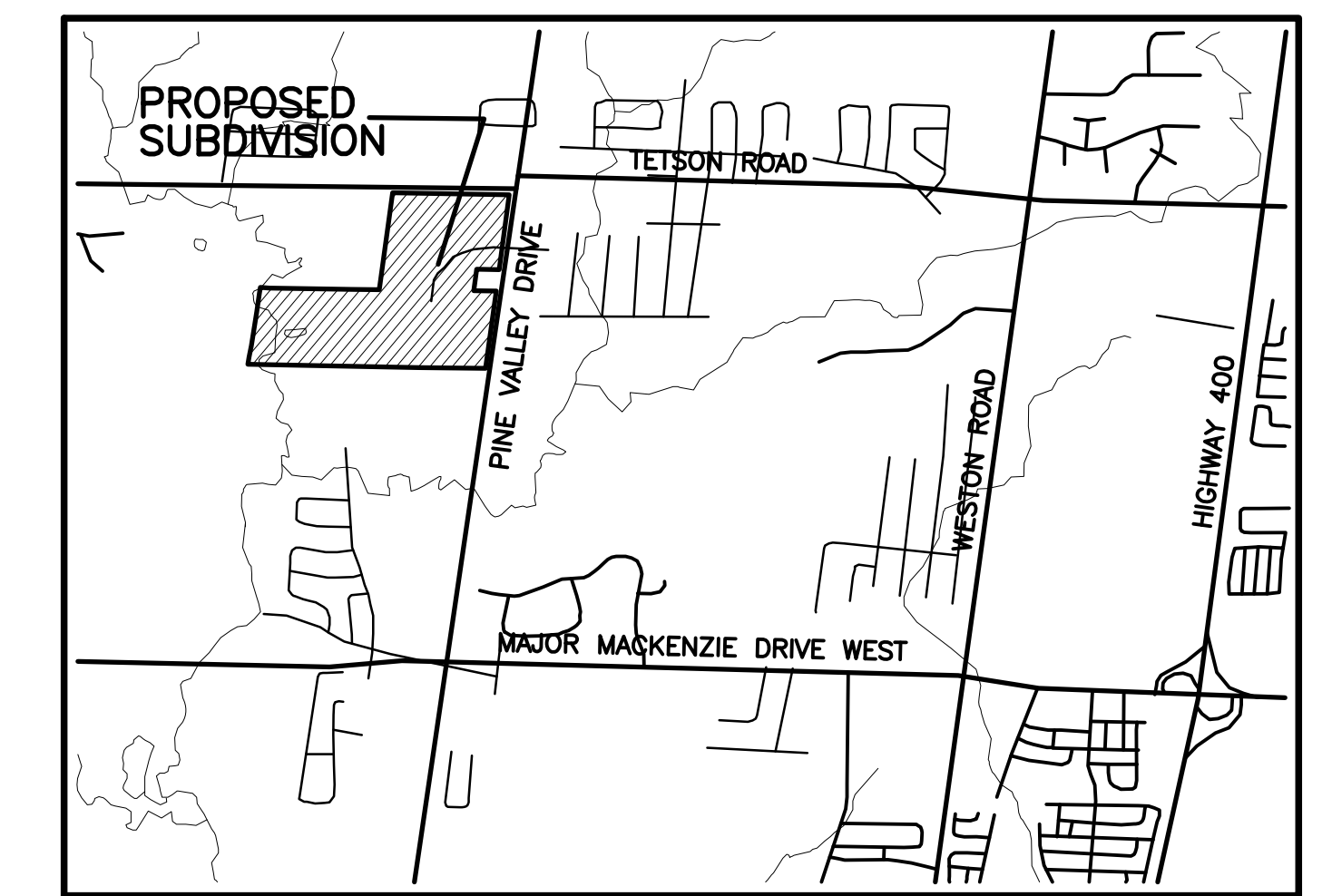
SUBJECT LANDS





# DRAFT PLAN OF SUBDIVISION PART LOTS 24 AND 25, CONCESSION 7 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

DRAFT PLAN 19T-03V25 REVISED MAY 4, 2015



KEY PLAN

## SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

## SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 51.775 ± Ha. ( 127.939 ± Acs)

LOTS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.	
LOTS 1-9, 317-321 and 356-372 MIN. LOT FRONTAGE=18.5m. MIN. LOT AREA=640.5sq.m. plus BLOCK 373	1	31	31	2.373	5.864	
LOTS 10-13, 16-33, 41-55, 58-77, 82-84, 100, 101, 105, 106, 120-130, 142-147, 183-186, 193-198, 207-209, 219-221, 225-228, 237, 238, 242, 243, 250-254, 259, 270-272, 279, 297-300, 312-316, 322-339 and 355 MIN. LOT FRONTAGE=15.2m. MIN. LOT AREA=456.0sq.m. plus BLOCKS 375, 377, 380, 381 and 387-392	10	143	143	8.162	20.169	
BLOCKS 374, 385 and 386 MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=479.50sq.m.	3		5 *	0.326	0.806	
LOTS 14, 15, 34-40, 56, 57, 78-81, 85-89, 102-104, 107, 110, 131-141, 148-182, 187-192, 210-218, 222-224, 229-236, 239-241, 244-249, 255-258, 260-269, 273-278, 280-296, 301-311 and 340-354 MIN. LOT FRONTAGE=12.8m. MIN. LOT AREA=384.00sq.m. plus BLOCKS 376, 378, 379 and 382-384	6	190	190	8.844	21.854	
BLOCKS FOR TOWNHOUSE DWELLINGS BLOCKS 199-206 MIN. UNIT FRONTAGE=6.0m.	8	44 *	44 *	1.222	3.020	
				1.106	2.733	
<b>SUBTOTAL</b>	<b>28</b>	<b>364</b>	<b>418 *</b>	<b>21.158</b>	<b>52.283</b>	
				<b>21.274</b>	<b>52.570</b>	
BLOCK 393 - OPEN SPACE	1			0.254	0.628	
BLOCK 394 - PARK	1			2.181	5.389	
BLOCK 395 - SCHOOL	1			2.430	6.005	
BLOCK 396 - S.W.M.	1			6.084	15.034	
BLOCK 397 - WALKWAY	1			0.022	0.019	
BLOCK 398 - VALLEY	1			9.273	22.914	
BLOCKS 399-403 - LANDSCAPE BUFFER	5			0.466	1.151	
BLOCKS 404-406 - ROAD WIDENING	3			0.990	2.446	
BLOCKS 407-409 - FUTURE DEVELOPMENT	3			0.125	0.309	
BLOCK 410 - ENTRY FEATURE/LANDSCAPE BUFFER	1			0.119	0.294	
BLOCK 411 - 471 - 0.3m. RESERVE	59			0.025	0.062	
<b>STREETS</b>				8.651	21.377	
28.5m. WIDE TOTAL LENGTH= 664m. AREA= 0.188Ha.						
26.0m. WIDE TOTAL LENGTH= 604m. AREA= 0.156Ha.						
23.0m. WIDE TOTAL LENGTH= 919m. AREA= 2.113Ha.						
19.0m. WIDE TOTAL LENGTH= 216m. AREA= 0.410Ha.						
17.5m. WIDE TOTAL LENGTH= 3045m. AREA= 5.303Ha.						
15.0m. WIDE TOTAL LENGTH= 3033m. AREA= 4.554Ha.						
<b>TOTAL</b> LENGTH=4610m. AREA= 8.651Ha.						
<b>TOTAL</b>		<b>104</b>	<b>105</b>	<b>364</b>	<b>418 *</b>	<b>21.775</b>
						<b>127.939</b>

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE May 11, 2011

OPHIR N. DZALDOV  
ONTARIO LAND SURVEYORS  
SCHAFFER DZALDOV BENNETT LTD.  
64 JARDIN DRIVE  
CONCORD ONTARIO  
L4K 3P3  
TEL:(416)987-0101

## OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF VAUGHAN FOR APPROVAL.

1387700 ONTARIO LIMITED  
ROYBRIDGE HOLDINGS LIMITED

C/O  
ZEN GROUP OF COMPANIES  
100 ZENWAY BOULEVARD  
WOODBRIDGE, ONTARIO  
L4H 2Y7

VIC DE ZEN  
A.S.O.

OWNER

LINDVEST PROPERTIES (PINE VALLEY) LIMITED  
LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED

C/O  
LINDVEST PROPERTIES LIMITED  
3625 DUFFERIN STREET, SUITE 405  
DOWNSVIEW, ONTARIO  
M3K 1N4

GEORGE HOFSTETTER  
A.S.O.

## REDLINE REVISIONS

1. BLOCK 410 DELETED FROM THE PLAN;
2. BLOCKS 200 TO 203 INCLUSIVE AND WALKWAY BLOCK 397 REVISED PER REVISION #1 NOTED ABOVE; AND
3. SCHEDULE OF LAND USE UPDATED PER REVISIONS #1 AND #2 NOTED ABOVE.

NOTE - \* SUBJECT TO FINAL CALCULATION

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

NOTE - TYPICAL ANGLE BANDS ARE DESIGNED TO CITY STANDARD C-4

NOTE - 0.30m. LINE WORK AS VISIBLE IS EXAGGERATED

PROJECT No. P-2174  
SCALE 1:1500 MAY 4, 2015  
( 2174-DES17-Redline )  
( 2174-DES17-X-REF: ( 2174MAS-2 & 2174MTOPO2 ) )  
**KLM** DWG. No. - 15:7  
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 18, CONCORD ONTARIO L4K 3P3  
TEL: (905)669-4055 FAX: (905)669-0997 design@klmplanning.com  
Planning • Design • Development



# **ATTACHMENT NO. 1**

## **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-03V25  
1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED,  
LINDVEST PROPERTIES (PINE VALLEY) LIMITED AND  
LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED (OWNER)  
PART OF LOTS 24 AND 25, CONCESSION 7, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-03V25 (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 No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b).
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated June 12, 2015.
4. The Conditions of Approval of the York Catholic District School Board as set out on Attachment No. 1d) and dated April 16, 2014.
5. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1e) and dated April 10, 2014.
6. The Conditions of Approval of Canada Post as set out on Attachment No. 1f) and dated April 30, 2014.

### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachments Nos. 1a), 1b), 1c), 1d), 1e) and 1f), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. 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.
4. The Toronto and Region Conservation Authority 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.



5. The York Catholic District School Board 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.
6. Enbridge Gas Distribution Inc. 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.
7. Canada Post 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)**  
**CONDITIONS OF APPROVAL**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 15:7, prepared by KLM Planning Partners Inc., dated May 4, 2015, as revised July 16, 2015, incorporating the red-line revisions as follows:
  - a) Eliminate landscape Buffer Block 410 and extend the property limits of Blocks 200-203 inclusive to Pine Valley Drive; and,
  - b) Extend Walkway Block 397 to Pine Valley Drive.
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. A Holding Symbol “(H)” shall be placed on Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373 and shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan are to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated, as necessary to the satisfaction of the City of Vaughan.
4. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Master Environmental Servicing Plan must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City.
5. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall submit 6 hardcopies and 14 digital copies of the approved Block 40/47 Master Environmental Servicing Plan and Block 40/47 Block Plan Report to the Vaughan Planning Department, Policy Division.
6. Prior to the registration of the first phase or any phase thereof, the Plan shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
8. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.
9. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
10. a) Prior to the registration of the first phase or any phase thereof of the Plan, the Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited

to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland, if required, shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.

- b) Prior to final approval of the Plan, the Trustee for Block 40/47 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
- 11. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
- 12. The Owner shall have entered into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
- 13. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
- 14. The Owner shall agree in the subdivision agreement to upfront finance the design, tender and construction of the Pressure District 7 Teston Road Watermain, and the necessary improvements to Teston Road and Pine Valley Drive, all to the satisfaction of the City and York Region.
- 15. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
- 16. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
- 17. 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.
- 18. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
- 19. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
- 20. 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 the Plan shall be coordinated and completed at the cost of the Owner.
- 21. 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.

22. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage, access, or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
23. 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.
24. The Owner shall convey road widenings free and clear of all costs and encumbrances as necessary to facilitate the roadway improvement works along Teston Road, west of Pine Valley Drive in accordance with the City's Official Plan.
25. The Owner shall upfront finance the design, tender and construction of the necessary improvement and urbanization of Teston Road (including sidewalk and streetlighting) for approximately 800 m west of Pine Valley Drive in conjunction with development of the Plan and to the satisfaction of the City.
26. 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.
27. 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 the 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) Stormwater 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.

28. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting Plans of Subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the required sanitary sewer and watermain valley crossings being incorporated into the proposed pedestrian bridges. Furthermore, the Owner acknowledges that should the design and construction of the above mentioned servicing works be required to service the Plan, the Owner shall provide

for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

29. 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.
30. 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 LED streetlighting to the satisfaction of the City.
31. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
32. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its Plant in a common trench within the 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 subdivision as and when each dwelling unit is constructed.
33. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
34.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
35. 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.
36. Prior to final approval of the Plan, the Block 40/47 Master Environmental Servicing Plan (MESP) shall be revised to address the following outstanding items:
  - a) ensure all stormwater management ponds are sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive;
  - b) ensure all stormwater management pond blocks are sized to accommodate the required infiltration galleries;



- c) to provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Draft Plan of Subdivision File 19T-06V12;
- d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
- e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);
- f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;
- g) revise the current sanitary servicing concept for Block 40S per the approved Block 40 MESP;
- h) update ultimate external sanitary drainage areas (Blocks 41 and 55) tributary to the proposed Pine Valley North Sewage Pumping Station;
- i) provide a development and infrastructure phasing plan including a traffic assessment for each phase of development. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services;
- j) include a sanitary drainage plan with all relevant external drainage areas together with profile drawings for skeleton works with inverts;
- k) include the current approved external sanitary drainage concept;
- l) include revised post-development storm drainage area plans;
- m) identify any potential development charge projects associated with the servicing of the Block 40/47 Plan area including estimated costs and benefitting areas;
- n) identify all York Region infrastructure work including the Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive and other system improvements that are necessary to support the development of the Block Plan area; and,
- o) include a Transportation Demand Management Plan for Block 40/47.

The Owner shall agree to implement the recommendations as noted in the aforementioned and approved MESP Report to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

37. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation 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), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of 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 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.

- c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
38. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) within the Plan.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
39. 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 Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.

40. 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.
41. 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.
42. Blocks 373 to 392 both inclusive, shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-06V12 to the south and Draft Plan of Subdivision File 19T-14V004 to the west, and Blocks 407 to 409 inclusive shall be developed only in conjunction with abutting lands, at 10590 and 10620 Pine Valley Drive. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.
43. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
44. Construction of the pedestrian bridge structures must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to issuance of the first Building Permit.
45. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
46. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
47. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to the transfer of land.
48. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
49. Prior to the execution of the first Subdivision Agreement, the Owner shall agree to develop the base requirements for Park Block 394 in accordance with items listed under Conditions 55 and 57. The timing of these works shall be completed by no later than, within two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.
50. The Owner is to advise the City prior to the execution of the first Subdivision Agreement whether or not they intend to undertake full development of and/all of the Park Block 394 in accordance with the "Developer Build Parks Policy, No. 07.2.05", so that the City can plan and budget accordingly.
51. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 394 to the City's satisfaction, and shall include the following information:
  - a) Boundaries of proposed parkland dedication and the total size of individual blocks;

- b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
- c) Layout plan which illustrates proposed park program requirements as determined by the City;
- d) Grading plan illustrating proposed stormwater run-off, surface drainage patterns and sub-surface stormwater servicing requirements;
- e) Required restoration works and Edge Management Plan for any park block abutting an open space and associated buffer; and,
- f) A preliminary construction cost estimate.

The plans must be completed by a registered Landscape Architect and are to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

52. The Owner shall agree to complete the following:

- a) A geotechnical investigation and Phase 2 Environmental Site Assessment shall be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual;
- b) A minimum of 10 boreholes are required within Park Block 394 in Draft Plan of Subdivision File 19T-07V01. Boreholes are to be taken at regular intervals along the full length of Park Block 394. Borehole reports will indicate soil type, water content and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including the levels of various chemical elements and contaminants;
- c) An inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Block 394 in Draft Plan of Subdivision File 19T-07V01. Drawings shall indicate the location of all existing trees, including the limit of the dripline, trees to be removed and trees to be maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
- d) Park Block 394 in Draft Plan of Subdivision File 19T-07V01 shall be graded to conform to the overall grading plan of the subdivision with clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD), inclusive of any civil work required such as retaining walls, rip rap, swales, and the like to meet grading levels. The park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300 mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0 pH to 7.5 pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placing of the topsoil, the Owner shall add all amendments, such as organic matter and pH, as required to amend the existing soil conditions to meet the recommendations of the fertility testing and demonstrate that these standards have been met;

- e) Park Block 394 in Draft Plan of Subdivision File 19T-07V01 to be seeded with a seed mix approved by the City;
  - f) The perimeter of Park Block 394 in Draft Plan of Subdivision File 19T-07V01 shall be temporarily fenced off with fencing approved by the City and "No Dumping" signs shall be placed along the perimeter of the park blocks;
  - g) The Owner shall be responsible to maintain Park Block 394 in Draft Plan of Subdivision File 19T-07V01, until such time as the construction of the park commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in the summer, erosion repairs, cleaning of catchbasins, repairing of perimeter fencing and removing any debris that is dumped on the site, to the satisfaction of the City;
  - h) Park Block 394 in Draft Plan of Subdivision File 19T-07V01 shall not be encumbered by any services or easements including, but not limited to utility services, transformer boxes, Canada Post mail boxes and/or access, etc;
  - i) Park Block 394 in Draft Plan of Subdivision File 19T-07V01 shall include adequate sized servicing connections along the main frontage of the park block, including a water chamber manhole, complete with a curb stop, sanitary manhole, and storm water manhole. All stormwater structures are to be located no less than 5 metres away from property lines. A stormwater management brief and grading plan for all required stormwater services is required to ensure that proposed works have been designed to accommodate stormwater flows in accordance with the Engineering Department Design Manual and to the satisfaction of the City;
  - j) Electrical services shall include a 120/240 volt, single phase, three wire power supply to Park Block 394 in Draft Plan of Subdivision File 19T-07V01. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the park block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade; and,
  - k) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.
53. Prior to the initiation of any grading/soil disturbance on the Plan, an archaeological resource assessment of the entire area within the Plan shall be carried out and a report which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport (MTCS) for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the MTCS and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the MTCS shall be submitted to the City.
- a) Should archaeological resources be found on the property during construction activities, all work must cease and both the MTCS and the Vaughan Development Planning Department (Urban Design and Cultural Heritage Division) 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



Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

54. Prior to final approval of the Plan, a revised Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within the Block 40/47 Plan shall be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. The Cultural Heritage Evaluation and Assessment shall include, but not be limited to, the following:
- a) An electronic and hard copy of a survey plan identifying the limits of the area that comprises the Cultural Heritage Landscape. Information associated with the legal description of the lands and graphically identifying the location of viewpoints, view sheds and vistas that are significant and add to the understanding of the connected natural and cultural value of the area shall be included. The survey plan shall include the identification of the buffer and sensitive areas that may restrict soil disturbance and/ or require special treatment.
  - b) The report shall include information respecting Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) lands.
  - c) In order for a final clearance of archaeological concerns to be issued by the MTCS, information related to the Cultural Heritage Landscape of the East Humber River within the Block 40/47 Plan shall be provided, to the satisfaction of the MTCS and the Vaughan Development Planning Department (Urban Design and Cultural Heritage Division).
55. Prior to final approval of the Plan, given the local and provincial cultural value of the Plan, the Owner is required to circulate the Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 Plan to the Toronto and Region Conservation Authority (TRCA) and Huron-Wendat Nation for their information and comment, in order for them to provide input related to the commemoration and interpretative strategy for the Plan.
56. Prior to final approval of the Plan, a commemoration and interpretative strategy for the Cultural Heritage Landscape of the East Humber River, prepared by a qualified heritage consultant in the subject area of expertise, shall be submitted by the Owner to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation, including, but not limited to:
- a) That the strategy be put together in consultation with stakeholders of the lands and interest groups in accordance with the Provincial Policy Statement (PPS) 2014 policy, in accordance with the Standards and Guidelines for Archaeologists and the York Region Archaeological Management.
- The Owner shall implement the commemoration and interpretation plan for the subject lands, for the Cultural Heritage Landscape of the East Humber River within the Plan, to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation.
57. The Owner shall implement the commemoration and interpretation plan for the Cultural Heritage Landscape of the East Humber River within the Plan, to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation.
58. The Owner shall acknowledge, in accordance with Regulation O. Reg. 130/92, s. 18, that no building or addition is allowed under law to be constructed within 4.57 m (15 feet) of an in-ground grave and it is an offence under the Funeral, Burial and Cremation Services Act, 2002, to disturb a burial site. Any cemetery or burial site shall have a 4.57 m (15 feet) buffer from all directions from any grave.
59. Prior to the final approval of the Plan, a copy of the Draft Plan of Subdivision shall be sent to the Ministry of Government and Consumer Services, Registrar of Cemeteries for review and comment. The Ministry shall be provided 90 days to provide comments.

60. The Owner agrees and acknowledges that the lotting pattern may be subject to change to accommodate new information relating to archaeology, cemeteries and cultural heritage matters including cultural heritage landscape.
61. Prior to final approval of the Plan, the Owner shall prepare Architectural Control Design Guidelines and address the following.
  - a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the Architectural Control Design Guidelines;
  - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Control Design Guidelines; and,
  - c) The City may undertake periodic reviews to ensure compliance with the Architectural Control Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
62. Prior to final approval of the Plan, the Owner shall prepare Urban Design Guidelines and a Streetscape Landscape Master Plan. The guidelines and master plan shall address, but not be limited to, the following issues:
  - a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
  - b) Edge restoration along Valley Block 398 and Open Space Block 393;
  - c) Preliminary design of Park Block 394 to integrate with built-form and public realm;
  - d) The appropriate landscaping within Stormwater Management Pond Block 396;
  - e) The appropriate community edge treatment along Pine Valley Drive, including the appropriate landscaping for Buffer Blocks 399, 400 and 401 with low-maintenance plant material;
  - f) The appropriate community edge treatment along Teston Road, including the appropriate landscaping for Buffer Blocks 402 and 403 with low-maintenance plant material; and;
  - g) The trail system and network within the valley blocks, open space blocks, park blocks, and stormwater management pond blocks.
63. Prior to final approval of the Plan, the Owner shall provide a minimum 10 m buffer block abutting the valley block and open space block in accordance with TRCA policies along residential lots.
64. Prior to final approval of the Plan, the Owner shall provide a 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. The Owner shall not remove trees without written approval by the City.
65. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the valley and open space blocks. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the valley and open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

The Owner shall provide a report for a 20 m zone within all staked valley and open space edges to the satisfaction of the TRCA and the 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.

66. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Stormwater Management Pond Block 396.
67. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut Park Block 394.
68. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.8 m high galvanized chain-link fence or approved equal along the limits of the residential lots that abut School Block 395.
69. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots and blocks that abut Landscape Buffer Blocks 399 to 403 inclusive, to the satisfaction of the City.
70. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut Walkway Block 397, to the satisfaction of the City.
71. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural control design guidelines.
72. The Owner shall convey Park Block 394, Landscape Buffer Blocks 399 to 403 inclusive, and Walkway Block 397 to the City free of all cost and encumbrances.
73. The Owner shall convey Open Space Block 393 and Valley Block 398 to the TRCA or the City free of all cost and encumbrances.
74. The Owner shall convey Stormwater Mangement Pond Block 396 to the TRCA or the City free of all cost and encumbrances.
75. Prior to final approval of the Plan, the Owner shall design and construct all off-road pedestrian paths and trails in accordance with approved Block 40/47 Landscape Master Plan, Streetscape and Urban Design Guidelines to the satisfaction of the City, and at no cost to the City.
76. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features or fencing shall not be the responsibility of the City or York Region and shall be maintained by the Owner until assumption of the services in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the regional road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of the usual grass maintenance.
77. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting

the use of these guidelines which provide for reduced pavement widths.”

- b) “Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances.”
- c) “Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic.”
- d) “Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future.”
- e) “Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable).”
- f) “Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.”

- g) “Purchasers and/or tenants are advised that the proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (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.”

- h) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio-Television 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.”
- i) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
  - i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m 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 <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 - 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- j) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as required by Canada Post. The location of the mailbox shall be shown on the Community Plan provided by the Owner in its Sales Office.”
- k) “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.”
- l) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement.”
- m) “Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m 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 York Region 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.”

- n) “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.”

- o) “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.”

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

- 78. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/walkway/trail/buffer/valleylands/stormwater management facility) or school:
  - a) “Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of a “Neighbourhood Park”, open space or school of which noise and lighting may be of concern due to the nature of the park, open space or school for active recreation.”
  - b) “Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of valley/open space/buffer lands/stormwater management facility that noise and lighting should be expected from the active use of the trail and operation and maintenance of the associated structures and facilities.”
  - c) “Purchasers and/or tenants are advised that the lot abuts a pedestrian walkway block and that noise and lighting should be expected from the use of the walkway. A 1.5 m high black vinyl chain link fence and a 1.8 m high wood privacy fence is to be constructed abutting the walkway boundary with all fencing material, including foundations, wholly on the lot as per City Walkway Standard to delineate the boundary of the walkway and to screen the rear yard amenity area on the lot.”
- 79. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/buffer/valleylands/stormwater management facility):
  - a) “Purchasers and/or tenants are advised that the adjacent open space lands (park/buffer) may be left in a naturally vegetated condition and receive minimal maintenance.”
- 80. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the Plan abutting or in proximity of any open space lands (park/buffer/valley lands/stormwater management facility) or school block:
  - a) “Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to open space lands, valleylands or school block is prohibited.”
  - b) “Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachments and/or dumping from the lot to the open space, valleylands, woodlot, park, school block and/or stormwater management facility are prohibited.”

81. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale, or Lease for such lot or block.
82. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
  - The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
  - The location of parks, open space, stormwater management facilities and trails.
  - The location of institutional uses, including schools, places of worship, community facilities.
  - The location and type of commercial sites.
  - Colour-coded residential for singles, semis, multiples, and apartment units.
  - The following notes in BOLD CAPITAL TYPE on the map:  
  
"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585."  
  
"For detailed grading and berming information, please call the developer's engineering consultant, (name) at ."  
  
"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."  
  
[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]
83. The owner of 19T- 03V25 and the Block 40/47 Landowners Group II Inc. shall enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited, prior to the registration of the first draft plan in the Block.

**REGION OF YORK**

**Schedule of Conditions  
19T-03V25 (Revised)  
Part of Lots 24 & 25, Concession 7  
(1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley)  
Limited, Lindvest Properties (Pine Valley RB Limited))  
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2174, Last Revised May 4, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. Prior to final approval, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. Prior to final approval, the Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to Infrastructure Asset Management Branch for approval.
6. Prior to final approval, the Owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
7. Prior to final approval, the Owner shall agree to submit an updated Traffic Impact Study (TIS) to the satisfaction of the Transportation Services Department.
8. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Community Planning and

Development Services Division for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

9. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division to implement the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division.
10. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Community Planning and Development Services Division for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
11. Prior to final approval, 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 the Community Planning and Development Services Division, Attention: Mrs. Eva Pulnicki, P.Eng.
12. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Community Planning and Development Services Division and illustrated on the Engineering Drawings.
13. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that all existing driveways along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
14. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Community Planning and Development Services Division.
15. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of visual screening along Streets "3", "12", and "13" adjacent to Pine Valley Drive, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-of-Way of Streets "3", "12", and "13". The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
16. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of visual screening along streets "5", and "6" adjacent to Teston Road, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located

within the Right-of-Way of Streets “5”, and “6”. The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

17. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:

- a) All existing woody vegetation within the York Region road Right-of-Way,
- b) Tree protection measures to be implemented on and off the York Region road Right-of-Way to protect right of way vegetation to be preserved,
- c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road Right-of-Way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
- d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

18. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Community Planning and Development Services Division recommending noise attenuation features.

19. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Community Planning and Development Services Division.

20. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

21. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".



22. Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Community Planning and Development Services Division, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-of-Ways shall not be the responsibility of York Region; and
  - d) That any landscaping provided on York Region Right-of-Way by the Owner or the area municipality for aesthetic purposes must be approved by the Community Planning and Development Services Division and shall be maintained by the area municipality with the exception of the usual grass maintenance.
  
23. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
  - a) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,
  - b) A 15 metre by 15 metre daylight triangle at the southwest and northwest corners of Street "2" and Pine Valley Drive,
  - c) A 20 metre by 20 metre daylight triangle at the southwest corner of Pine Valley Drive and Teston Road,
  - d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Pine Valley Drive.
  
24. Prior to final approval, 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.
  
25. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands including the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled

to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.

26. Prior to final approval, the Owner shall certify, in wording satisfactory to the Community Planning and Development Services Division, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.
27. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
28. York Region anticipates the construction of Teston Road Project adjacent to this site in 2019. Should a conflict arise with the development access and the York Region Project, the access to the property may be closed at the sole discretion of the Region.
29. York Region anticipates the reconstruction of Teston Road adjacent to this site in the year 2019. Should the Owner require the above noted road and access improvements prior to the completion of the adjacent capital works projects of the Region, the Owner shall co-ordinate the construction of the road and access improvements to the satisfaction of Community Planning and Development Services and its contractors keeping in mind the requirements of the Occupational Health and Safety Act, relating to constructor co-ordination issues.
30. Construction of the proposed access and lane turning lanes cannot occur simultaneously as York Region Teston Road Reconstruction Project, unless constructed by York Region's Contractor. The applicant is advised to contact Paul Acquah at (905) 830 4444, extension 71948 to co-ordinate the construction of the proposed access and turning lanes with the York Region road works.
31. The Owner shall agree in the Subdivision Agreement, that prior to the development approval of Block 200, that direct vehicle access from Block 200 to Pine Valley Drive will not be permitted. Access must be obtained through the internal road network.
32. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "2" shall be designed to intersect Pine Valley Drive at a right angle, or on a common tangent.
33. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the throat width of Street "2" shall be designed to

accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Pine Valley Drive; no intersection or non-residential access shall be permitted on Street “2” within 60.0 metres of the widened limit of Pine Valley Drive.

34. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that pedestrian access to Pine Valley Drive shall be provided from Street “2”.
35. Prior to final approval, the intersection of Street “2” and Pine Valley Drive shall be designed to the satisfaction of the Community Planning and Development Services Division with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Community Planning and Development Services Division.
36. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, 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.
37. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division that the Owner will 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.
38. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality’s standards, and be provided by the Owner along the subject lands’ frontage onto roadways that will have transit services.

Future YRT/Viva transit services are planned for the following roadways or sections of:

- Teston Road
- Pine Valley Drive
- “Street 1”
- “Street 2”

39. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department and the area municipality that the services to be installed by the Owner within or

in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadways to the Regional roadway as follows:

- From “Street 1” to Teston Road
- From “Street 2” to Pine Valley Drive
- From “Street 3” to Pine Valley Drive
- From “Street 12” to Pine Valley Drive

The concrete pedestrian access connection shall meet the local municipality’s standards for sidewalks and shall be owned and maintained by the area municipality.

40. The Owner shall agree in the Subdivision Agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 39 above.
41. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the Subdivision Agreement.

Subject to approval by YRT/Viva, passenger standing areas and shelter pads shall be provided at the following locations:

<b>ON Street</b>	<b>AT Street</b>	<b>Location</b>	<b>Standard</b>	<b>Traffic Signal Request</b>
Street 1	Street 8	SW corner between lots 288 and 289	YRT-1.01	
Street 1	Street 2	NW corner adjacent to lot 346	YRT-1.01	
Street 2	Pine Valley Drive	SW corner	YRT-1.01	
Pine Valley Drive	Street 2	SW corner adjacent to lot 123	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Street 3	Just south of lot 191	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Teston Road	SW corner adjacent to Block 202	YRT-1.03	

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

42. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.
43. "Street 1" and "Street 2" shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles is 3.5 m. The minimum curb radius for transit vehicles is 15 m. These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association.
44. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the future introduction of transit services in this development as identified in Condition 39. This includes potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
45. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which will have transit services, sidewalks, pedestrian access and bus stop locations.
46. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Community Planning and Development Services Division, outlining all requirements of the Community Planning and Development Services Division.
47. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
48. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 47 inclusive, have been satisfied.



**ATTACHMENT NO. 1c)**



June 12, 2015

**Plan 19T-03V25 – CFN 50914**

TRCA respectfully requests that the following conditions of draft plan approval be included within the City's decision:

1. That prior to site alteration, the MESP be completed in support of the Block Plan to the satisfaction of the TRCA including the following:
  - a. Environmental Impact Study including mitigation strategies,
  - b. Headwater Drainage Feature Assessment, that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - c. An approximate overall post-development water balance calculation demonstrating any infiltration deficit or surface water surplus will be mitigated to protect the features and functions.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained. Including any proposed mitigation measures demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - e. A Hydrogeological Report including current monitoring results and future monitoring recommendations and adaptive management strategies.
  - f. A Complete Conceptual Stormwater Management Report that includes phasing for construction based on the provision of facilities.
  - g. An Adjacent Land Analysis including mitigation and buffers on all plans between the valley system and all land uses, including Parks.
  - h. A Compensation Analysis for features to be altered including details related to the proposed location and feasibility and viability.
  - i. Conceptual Grading and Geotechnical Plans
  - j. And the proposed water and sanitary servicing scheme has been demonstrated to be feasible, minimizes impacts on the natural heritage system and has demonstrated that it can be installed with minimal risk to the environment (now and in the future)
  - k. That the MESP be completed including a final section that outlines the details of conditions, actions and requirements to be carried forward
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.
3. These conditions relate to the Draft Plan of Subdivision prepared by KLM Planning, dated May 4, 2015 subject to the removal of Block 393 and the buffer being added to all Blocks abutting the Valley Blocks including Park and Vista Blocks.

4. That prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan, including the final Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and functions and assessment of the woodland edges and water quality and quantity for both ground and surface water.
5. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed report for the review and approval of the TRCA that describes the storm drainage system (quantity, quality and erosion), in accordance with the approved MESP for this area (Block 40/47) to the satisfaction of TRCA. This report shall include:
  - a. A description of the storm drainage system (quality, quantity and erosion) for the proposed development
  - b. 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 will external flows be accommodated? What is the capacity of the receiving system or feature?;
  - 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/manage stormwater, to mitigate the impacts of development on the quality, quantity and erosion of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
  - e. proposed methods and plan for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - f. location and description and impact analysis of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
  - g. overall grading plans for the subject lands;
  - h. demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions(hydroperiod) of the existing Provincially Significant Wetlands and Woodlands and watercourses during and after construction.
  - i. a detailed Lot Grading Plan be submitted that complies with the approved conceptual grading plan.
  - j. Detailed functional servicing report.
  - k. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - l. Proposed measures to mitigate the potential erosive impacts of development on the natural heritage system, both on and off-site;
  - m. geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;

- n. Proposed measures to promote infiltration to maintain water balance for the plan area taking into account the feature based water balance requirements;
  - o. Proposed measures to maintain feature-based water balance/ hydroperiod and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development and related infrastructure;
  - p. A subsurface investigation (including assessment of groundwater levels) at the locations of the stormwater management ponds and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
  - q. 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;
  - r. Detailed plans and supporting calculations for all watercourse crossings.
6. That the applicant complete and submit an Edge Management Plan and Detailed Restoration Planting Plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of Open Space and Buffer Blocks, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration.
  7. That prior to topsoil stripping and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that examines opportunities for the retention of larger trees and the means of protecting retained trees/forest edges from development activities to the satisfaction of the TRCA. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of the TRCA prior to topsoil stripping.
  8. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA. Revisions may be the result of, but not limited to, the implementation measures necessary to maintain water balances across the Block Plan Area.
  9. That the Block 398 (including the deleted Block 393) and all Buffer Blocks, including those added by red line revision be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
  10. That the implementing zoning by-law recognize Block 398 (including Block 393) and all Buffer Blocks including those added by red line revision as OS1 Open Space Conservation, which has the effect of prohibiting development, to the satisfaction of the TRCA.
  11. That the owner in the subdivision agreement, in wording acceptable to the TRCA:
    - a. carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the MESP and all technical reports referenced in these conditions including Edge Management and Restoration Planting Plans;

- b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
  - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;
  - d. To comply with all Permits approved under Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA
  - e. to erect a permanent fence adjacent to residential lots that abut Open Space Buffer and Valley Blocks as required by TRCA.
  - f. To prohibit grading works within the Valley and Buffer Blocks unless approved by TRCA;
  - g. To prohibit retaining walls in or adjacent the Valley and Buffer Blocks unless approved by TRCA
  - h. To provide an access as required by TRCA.
  - i. To provide future residents with education pamphlets about natural features in the area and good stewardship practices.
12. That the owner agree in the subdivision agreement that an Archaeological Assessment will be completed for those areas where infrastructure and trails are proposed within the Valley.
13. That within the subdivision agreement the owner shall agree to complete a detailed erosion assessment for all locations where drainage facilities will be accommodated in the valley. The Assessment shall include mitigation measures to meet values and assess all impacts associated with maintenance roads and other municipal requirements and ensure all impacts on site and downstream are mitigated. Facility and location details shall be provided. The design shall match pre to post and shall be verified based on three years of continuous monitoring. An Adaptive Management Plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
14. Prior to registration or site alteration a feature based water balance shall be completed in accordance with the requirements of TRCA and mitigation measures, if required, designed and implemented to the satisfaction of TRCA. This may result in the alteration of the stormwater management block sizes and the number of lots.
15. That the applicant submit a copy of the fully executed subdivision agreement and required clearance fees to the TRCA, in order to obtain clearance of conditions of draft approval.



# York Catholic District School Board

Catholic Education Centre, 320 Bloomington Road West, Aurora, Ontario L4G 0M1  
Tel: 905-713-2711, 416-221-5050, 1-800-363-2711, Automated Lines: 905-713-1211, 416-221-5051  
Fax: 905-713-1272 • www.ycdsb.ca

April 16, 2014

Judy Jeffers  
Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1

Via Email and Mail

Dear Mrs Jeffers,

**RE: Request for Comments  
Z.03.107 & 19T-03V25  
1387700 Ontario Ltd  
Part of Lots 24 and 25, Concession 7, City of Vaughan  
10390, 10460 & 10640 Pine Valley Drive**

Thank you for your letter dated January Mach 20, 2014 regarding the above referenced application.

The York Catholic District School Board is in agreement with the Catholic Elementary School site as shown in Plan of Subdivision 19T-03V25, Block 395, 2.422 Hectares, dated 06/12/13. The acceptability of the site is subject to a site inspection, and the following conditions must be included in any draft plan approval for these lands:

1. That the Owner shall enter into an agreement satisfactory to the York Catholic District School Board for the transfer of Block 395, (2.422 ha).
2. That the Owner shall agree in the subdivision agreement in wording satisfactory to the York Catholic District School Board that prior to final approval:
  - a.
    - i. That the owner shall provide to the Board copies of its servicing, grading, drainage and landscape plans of Plan of Subdivision 19T-03V25 prior to their finalization for the Board's approval, such approval not to be unreasonably withheld or delayed.
    - ii. To grade the school site to conform to the overall grade plan of the subdivision and in doing so shall replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands. If, in compliance with this clause, the addition of engineered fill, the removal of existing soil, or, in any way, the alteration of existing grading results in increased costs of construction to the Board, then, and in that event, the Owner shall, upon demand, reimburse the Board for such additional costs.
    - iii. That if the removal of existing soil is greater than 4 feet in depth, remediation will be monitored and inspected by a qualified 3<sup>rd</sup> party consultant.
  - b. To remove all trees and structures on Block 395, as determined by the Board.
  - c. That Block 395 shall not be used for any interim control measures, including, but not limited to stockpiling of topsoil and other materials, storage of construction equipment



as well as environmental control measures such as storm water management and siltation ponds.

- d. The Owner will, at its expense:
  - i. Construct and maintain temporary post and wire fencing on all boundaries of the Lands no later than the date of application of the base coat of asphalt on such roads on which the Lands abut to the specifications outlined in "Schedule B";
  - ii. Prior to the occupancy of adjacent residential lands, replace the temporary post and wire fencing along the boundary between the Lands and such adjacent residential lands with a 9 gauge galvanized chain link fence 1.8 metres in height , the side of which fence facing such residential lands to be placed two (2") inches inside the Lands from the boundary thereof, with the mesh on the Board side of the property;
  - iii. Prior to Completion, replace the temporary post and wire fencing then remaining with a 9 gauge galvanized chain link fence 1.8 metres in height on all other boundaries of the Lands as the Board may, no less than 60 days prior to Completion, direct.
- e. To erect on the school site at such time as the school access street is constructed a visible sign with the dimensions and containing the words in the order, form and configuration as duly required. (Please refer to the attached "Schedule C")
- f. To post "No Dumping" signs with the by-law number posted along the perimeter fence as required by the Board.
- g. To provide the foregoing at no cost to the Board.

3. That the Owner shall submit, at no cost to the Board, a report from a qualified consultant concerning:

- a. The suitability of Block 395 for construction purposes relating to soil bearing factors, surface drainage and topography and or grading plan. There shall be a minimum of 12 boreholes on the school site, in locations as approved by the Board.
- b. Phase 1 Environmental Testing reports for the school site to ensure the site is clear and free of all contaminates and unfit soil, as well as Phase 2 if required.
- c. The availability of natural gas, electrical, water, storm sewer, sanitary sewer, telephone and cable television services in a location along the property line. The location and specification of the above services shall be approved by the Board prior to installation. If these services are to be installed following the initial phase(s) of development, the Owner shall submit a letter to the Board, stating that the Owner will consult the Board prior to installation of services and obtain Board approval.
- d. A complete Transportation Master Plan

4. That the Owner shall submit, at no cost to the Board, a certificate from the **City of Vaughan** confirming the following as they relate to a new school facility:

- a. The availability of a satisfactory water supply (both domestic and fire).
- b. An acceptable method of sewage disposal.
- c. Adequacy of electrical services
- d. The availability of a satisfactory natural gas supply.

- e. That an adequate storm water management facility has been designed to accommodate a school site and ensure that water retention will not be required on this site.
5. The Owner shall supply the Board a certificate, from the local hydro authority, confirming an adequate capacity for a new school and that the Board will not incur future upstream costs.
6. That the Owner shall agree in words acceptable to the York Catholic District School Board, that the services referred to in Condition 4, complete with inspection manholes shall be installed at the property line of said school site and positioned as designated by the Board, at no cost to the Board, allowing time for Board approval of the design of said services prior to the registration of the plan.
7. That the Owner covenants and agrees to insert in every Transfer of lands abutting the Lands a Tenement running with the lands, and applying to any subdivision of the lands, which prohibits the installation and use of any gate or access point from such abutting lands to the Lands;
8. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale of residential lots and units within the Subdivision a clause providing as follows: "The construction of a Catholic School on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designate pick-up points for students who qualify for transportation".
9. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale for residential lots and units abutting the Lands stating that "temporary facilities/portables may be placed on the Lands in order to accommodate students in excess of the capacity of the school building".
10. That in order to support walkable communities and School Travel Planning, sidewalks are to be provided throughout the community, at a minimum of 1 side of each municipal roadway within Plan of Subdivision 19T-03V25.
11. That roundabouts shall not be located adjacent to Block 395.
12. That prior to final approval, the owner agrees to coordinate a site walk with Board staff to visually inspect Block 395.

If you require any additional information, please do not hesitate to contact me at 905.713.1211, x12379.

Sincerely,



Adam McDonald  
GIS Analyst and Planner

## **SCHEDULE "B"**

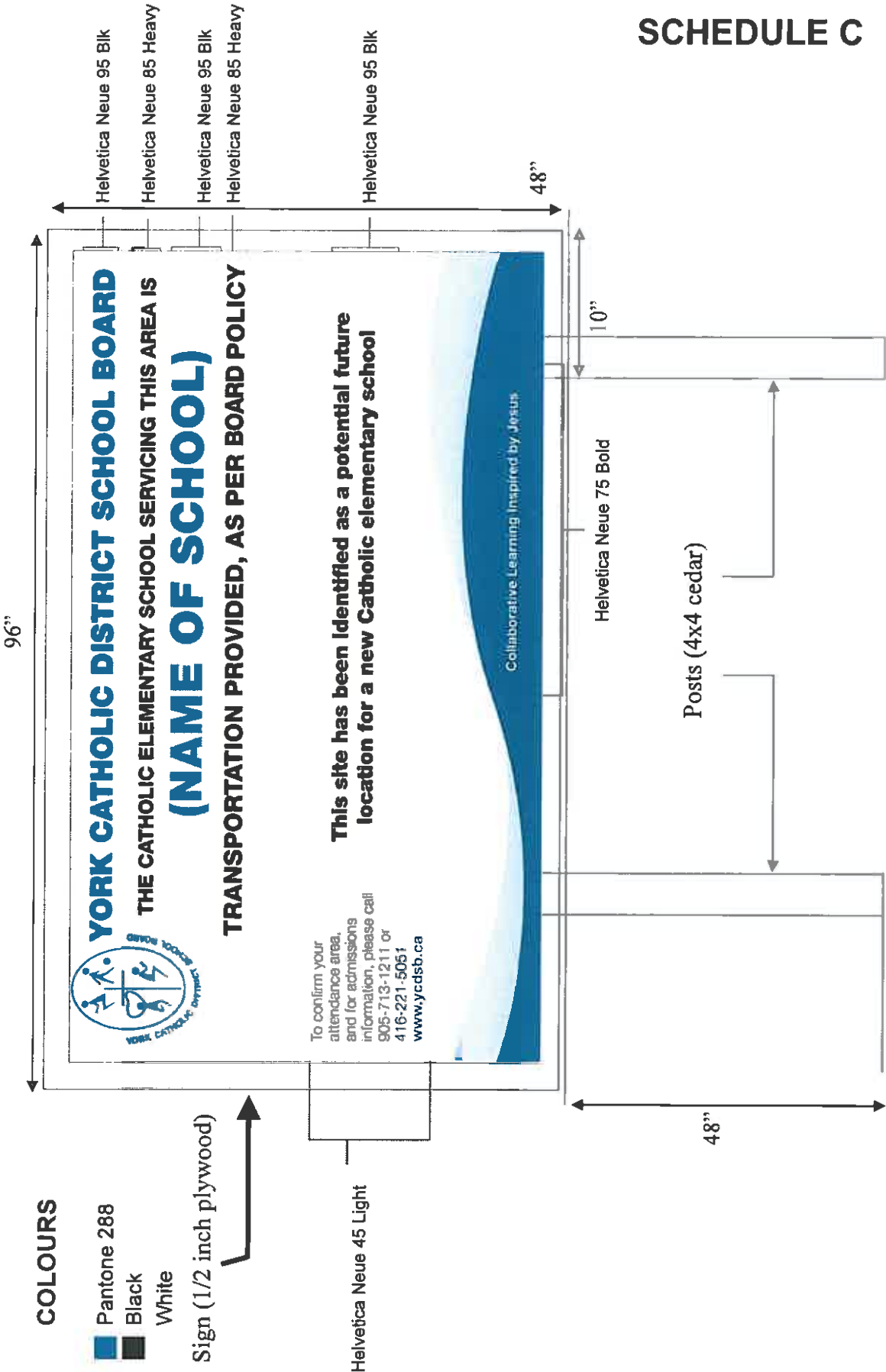
### **Specifications for fencing pursuant to Paragraph 2d:**

**Posts:** Six (6) inch in diameter wooden posts installed at intervals of ten (10) feet, to a minimum depth of twenty-four (24) inches below ground level.

**Fencing:** Standard farm wire fencing securely fastened to posts.

**Access:** Standard farm wire gate

# SCHEDULE C



## COLOURS

- Pantone 288
- Black
- White

Sign (1/2 inch plywood)

Helvetica Neue 45 Light

Helvetica Neue 75 Bold

Posts (4x4 cedar)



ATTACHMENT NO. 1e)

ENBRIDGE GAS DISTRIBUTION INC.

500 Consumers Road  
North York, ON M2J 1P8

Mailing Address  
P.O. Box 650  
Scarborough, ON M1K 5E3

APRIL 10<sup>TH</sup>, 2014

**JUDY JEFFERS  
TOWN PLANNER  
CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT  
2141 MAJOR MACKENZIE DR  
VAUGHAN ON L6A 1T1**

Dear Judy Jeffers:

**RE: DRAFT OF SUBDIVISION AND ZONING BY-LAW AMENDMENT  
10390, 10460, & 10640 PINE VALLEY DRIVE  
PART LOTS OF 24 AND 25, CONCESSION 7  
CITY OF VAUGHAN  
FILE NO.: 19T-03V25 and Z-03-107**

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

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

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

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

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



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

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

Regards,

A handwritten signature in black ink that reads "Nikki DeGroot". The signature is stylized with a large, looped "N" and a long, sweeping "t" at the end.

**Nikki DeGroot**

Municipal Advisor | GD SA&D, Long Range PInG

TEL: 416-758-4754

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

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

Integrity. Safety. Respect.

ND: se

April 30, 2014

ATTACHMENT NO. 1f)

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Judy Jeffers - Planner

**Re: 1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED, LINDVEST PROPERTIES (PINE VALLEY) LIMITED & LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED  
SOUTH SIDE OF TESTON ROAD, ON THE WEST SIDE OF PINE VALLEY DRIVE PART OF LOTS 24 & 25, CONCESSION 7 (MUNICIPALLY KNOWN 10390, 10460 & 10640 PINE VALLEY DRIVE)  
19T-03V25 & Z.03.107 WARD 1 & 3 POSTAL DELIVERY AREA: WOODBRIDGE**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)

***THE CITY OF VAUGHAN******BY-LAW*****BY-LAW NUMBER -2016****A By-law to amend City of Vaughan By-law 1-88.**

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto, from A Agricultural Zone and OS1 Open Space Conservation Zone to, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':
 

"( ) A. Notwithstanding the provisions of:

    - a. Section 4.22.3 and 3.14 a) respecting Permitted Yard Encroachments and Restrictions in an RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;
    - b. Section 4.22.3 and 3.14 c) respecting Permitted Yard Encroachments and Restrictions in an RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone;
    - c. Section 4.22.2 and 4.22.3 respecting Encroachment of an Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;
    - d. Section 4.22.3 and note 3.i) on Schedule "A3", respecting Minimum Interior Side Yard Abutting a non-residential use;
    - e. Section 4.22.3 and note 5. on Schedule "A3", respecting the Minimum Exterior Side Yard Abutting a Site Triangle; and
    - f. Section 7.1.2 and 7.2.1 respecting Uses Permitted and Structures Within the in the OS1 Zone on lots 119 to 135 on Schedule 1;

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-

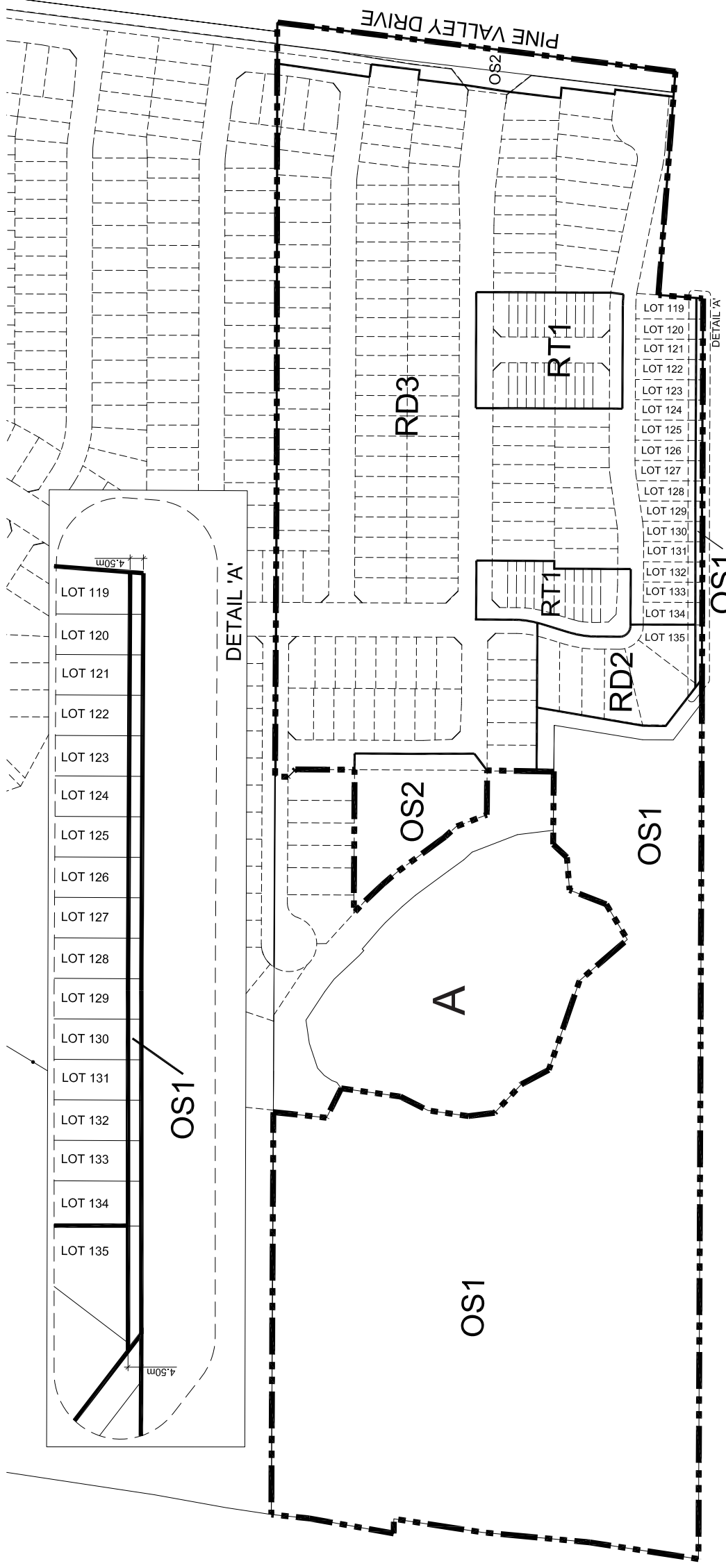
\_\_\_\_\_":

- ai. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard;

- bi. Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition, a bay or box window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 metres;
  - ci. The following provisions shall apply: In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
    - i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
    - ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a site triangle;
    - iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade;
  - di. The minimum interior side yard shall be 1.5m on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond;
  - ei. the minimum exterior side yard: (i) shall be 3.0m abutting a public lane; (ii) shall be 1.5m abutting a sight triangle; (iii) shall be 1.5m for a yard abutting a cemetery, walkway, Greenway, buffer block or storm water management pond; and
  - fi. on lots 119 to 135 as shown on Schedule "E-\_\_\_\_" only soft landscaping shall be permitted on the lands zoned OS1 within 4.5m of the rear lot line and buildings or structures including above or below grade swimming pools, pool cabanas, gazebos, sheds or accessory buildings of any kind, and the storage of machinery or materials are not permitted."
- c) Adding Schedule "E-\_\_\_\_" attached hereto as Schedule "1".
- d) Deleting Key Map 6E and substituting therefore the Key Map 6E attached hereto as Schedule "2"



2. Schedules "1" and "2" shall be and hereby form part of this By-law.



— — — — — SUBJECT LANDS

NOT TO SCALE

THIS IS SCHEDULE 'E'  
TO BY-LAW 1-88  
SECTION 9( )

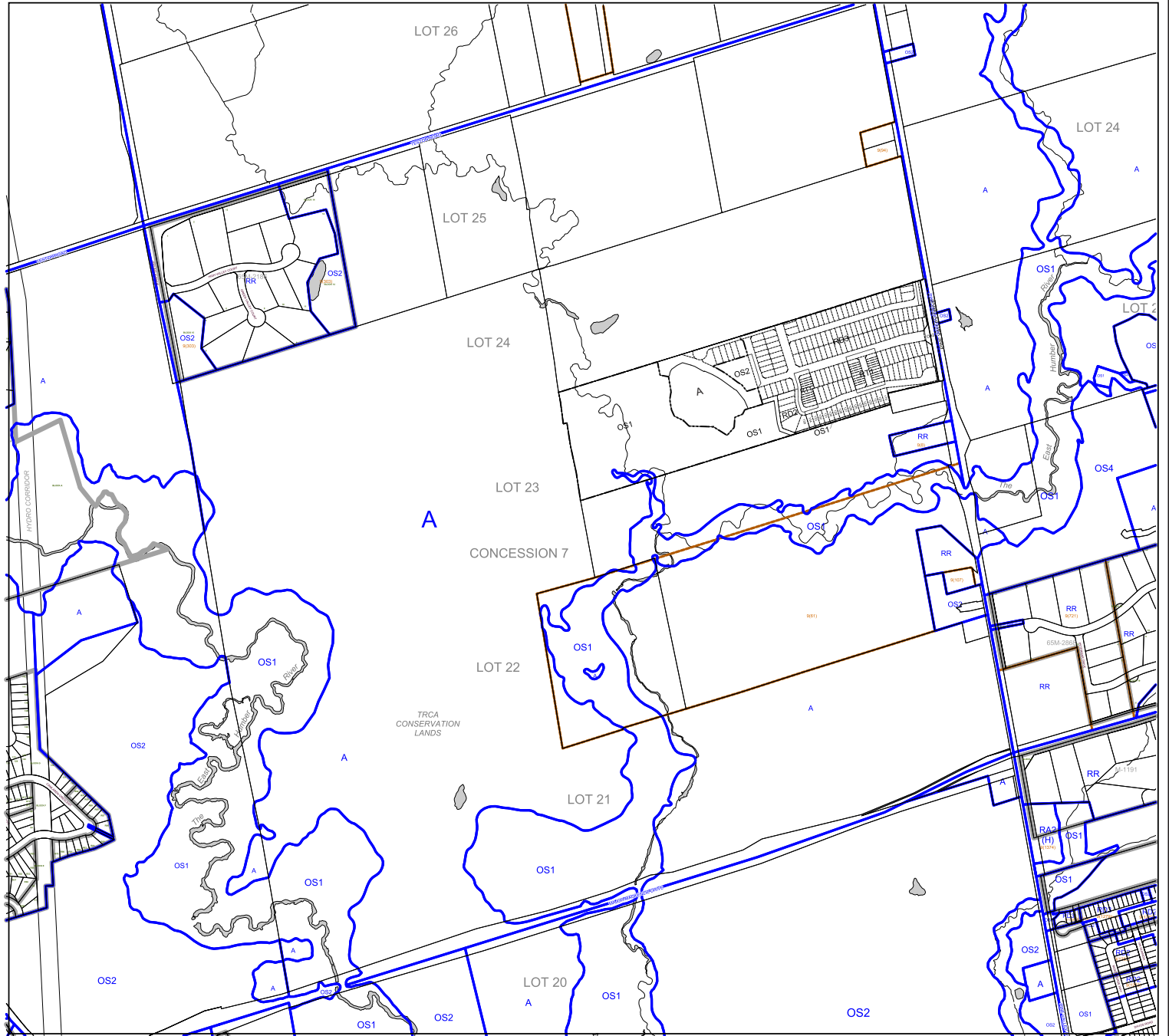
SIGNING OFFICERS

# THIS IS SCHEDULE '1' TO BY-LAW -2016 PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2016

FILE:  
RELATED FILE: 19T-06V12  
LOCATION: PART OF LOTS 23 AND 24, CONCESSION 7  
APPLICANT: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
CITY OF VAUGHAN

MAYOR

CLERK



KEY MAP 7E  
 BY-LAW 1-88

NOT TO SCALE

**THIS IS SCHEDULE '2'**  
 TO BY-LAW \_\_\_\_\_ -2016  
 PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

FILE:  
 RELATED FILE: 19T-06V12  
 LOCATION: PART OF LOTS 23 AND 24, CONCESSION 7  
 APPLICANT: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
 MAYOR

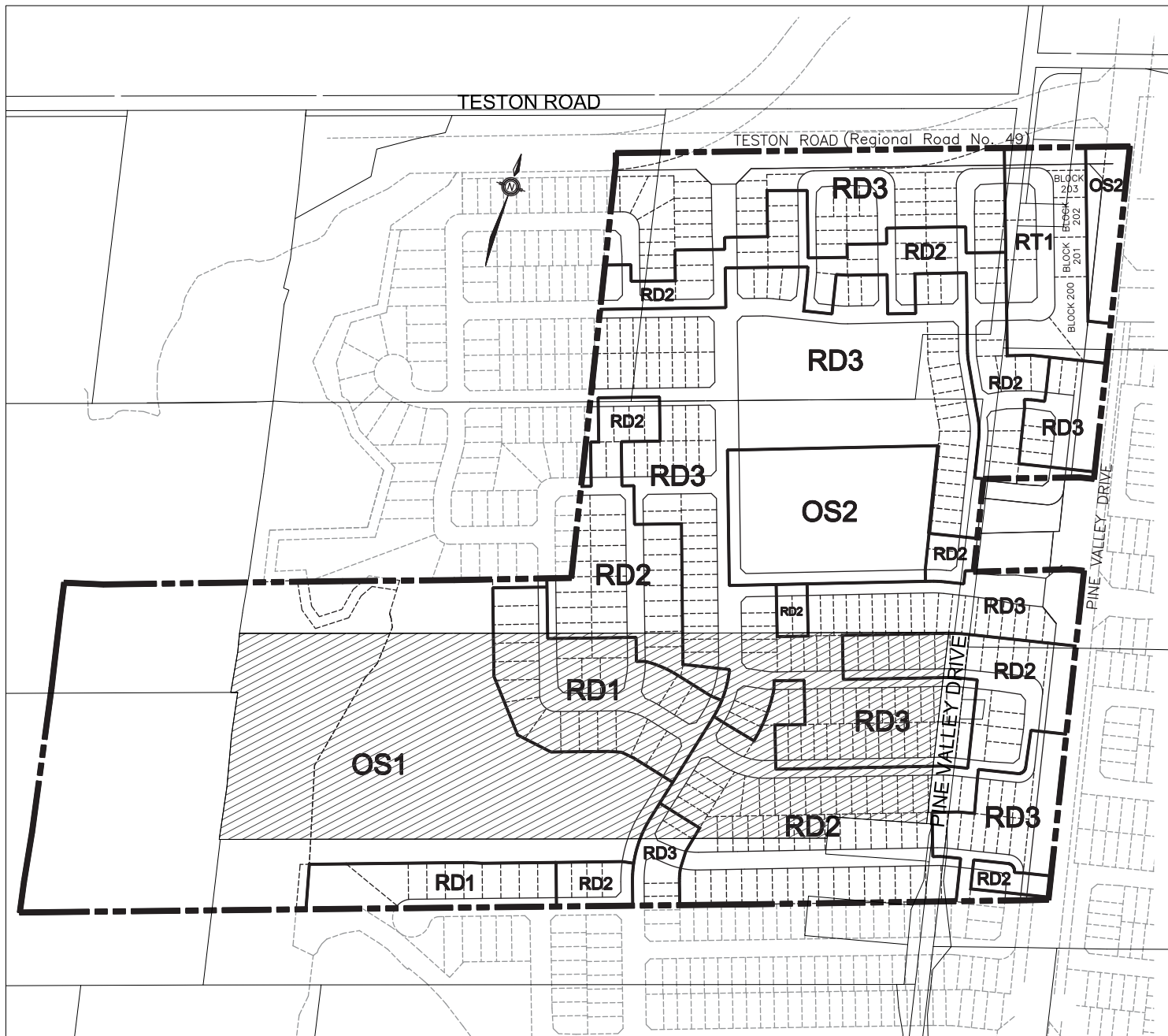
\_\_\_\_\_  
 CLERK

**SUMMARY TO BY-LAW -2016**

The lands subject to this By-law are located on the west side of Pine Valley Drive Road approximately. The lands, which have an area of about 25.713 hectares, are described as Part of Lot 23 and 24, Concession 7, City of Vaughan.

The purpose of this By-law is to:

- rezone the lands from A Agricultural Zone and OS1 Open Space Conservation Zone to, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone;
- facilitate the development of phase 1 consisting of 158.5 detached dwelling units, 34 Street Townhouses as well as blocks to maintain the existing valley lands, valley buffer, landscape buffer adjacent to Pine Valley Drive, road widening for Pine Valley Drive, future development, and temporary park within Plan of Subdivision 19T-06V12;
- provide exceptions to certain zoning requirements to allow the encroachment into required yards of building features including fireplaces or chimney pilasters, window projections, unenclosed porches (covered or uncovered) and associated eaves, gutters and steps;
- to reduce the required minimum exterior side yard abutting a sight triangle from 3.0 metres to 1.5 metres;
- to reduce the minimum interior side yard and exterior side yard adjacent a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond from 3.5 metres to 1.5 metres; and,
- to permit on lots 119 to 135 only soft landscaping within 4.5m of the rear lot line and prohibit buildings or structures including above or below grade swimming pools, pool cabanas, gazebos, sheds or accessory buildings of any kind, and the storage of machinery or materials.



NOT TO SCALE

**LOCATION MAP,**  
 THIS IS SCHEDULE F1  
**TQ BY-LAW \_\_\_\_\_ -2016**  
 PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2014

FILE:  
 RELATED FILE: 19T-03V12  
 LOCATION: PART OF LOTS 23 AND 24, CONCESSION 7  
 APPLICANT: COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
 CITY OF VAUGHAN

SUBJECT LANDS

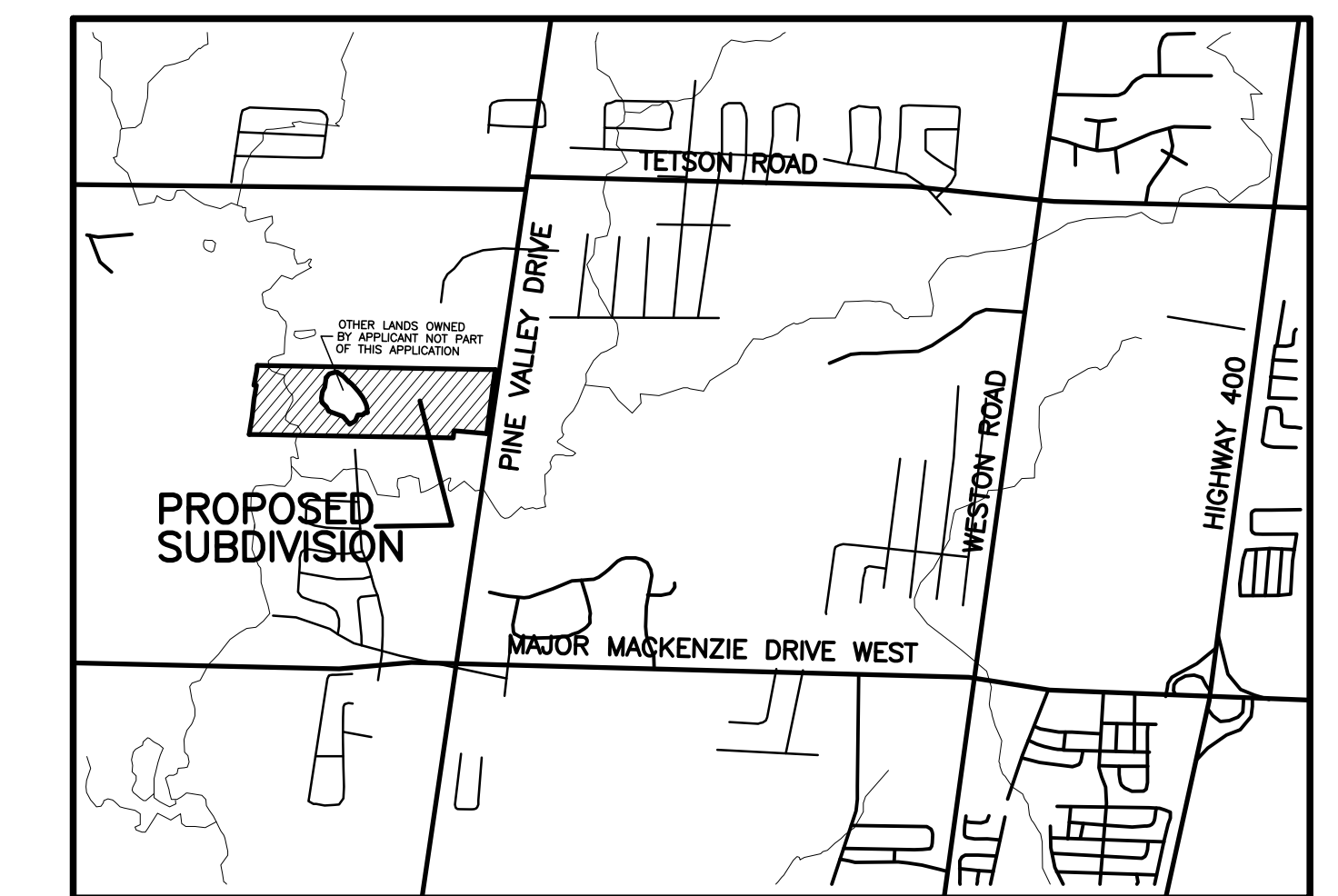




# DRAFT PLAN OF SUBDIVISION PART LOTS 23 AND 24, CONCESSION 7 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SCALE 1:1500

DRAFT PLAN 19T-06V12



KEY PLAN

N.T.S.

## SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

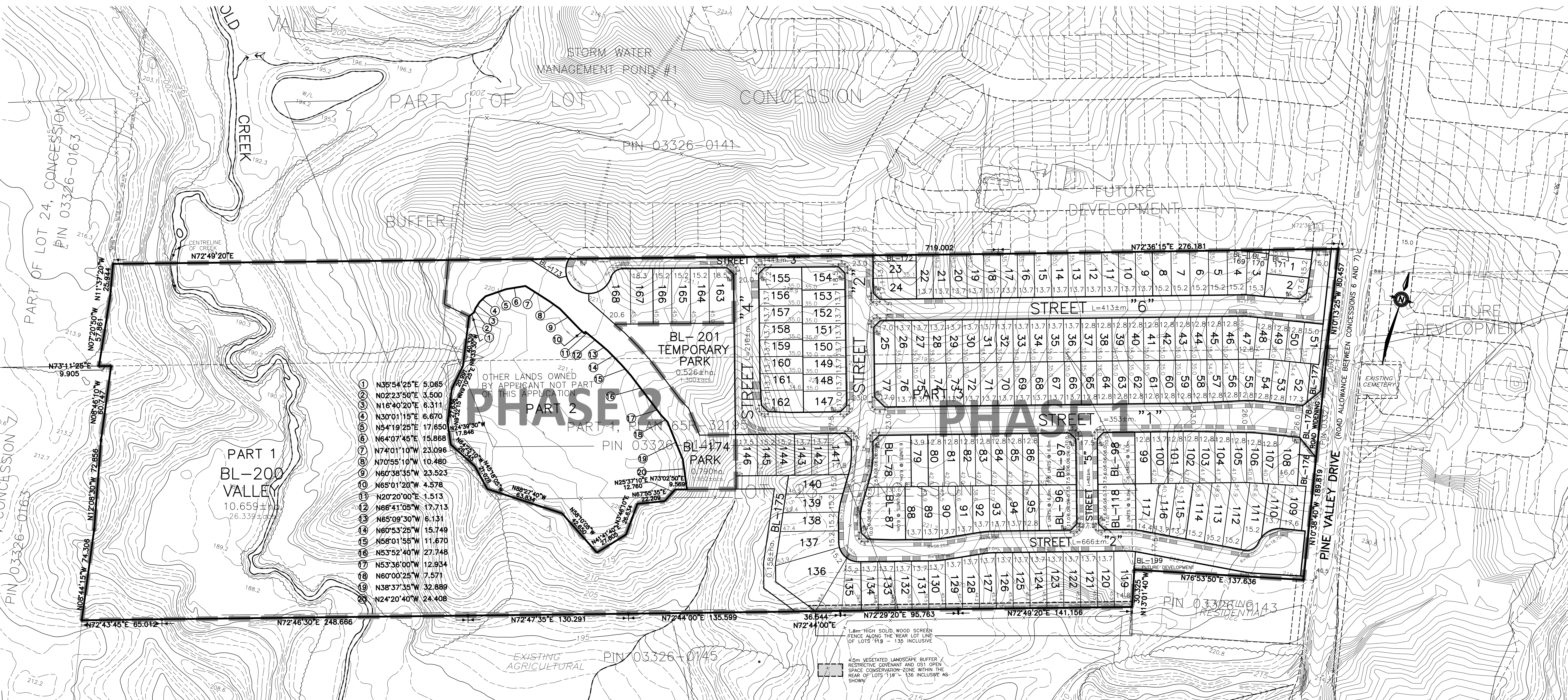
- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

## SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 25.713 ±Ha. ( 63.538 ±AcS)

LOTS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±AcS.
LOTS 167 and 168 MIN. LOT FRONTAGE=16.3m. MIN. LOT AREA=640.5sq.m.		2	2	0.184	0.455
plus BLOCK 173	1		0.5*	0.027	0.067
LOTS 1, 3-8, 111-114, 135-140, 144-146, 154 and 163-166 MIN. LOT FRONTAGE=15.2m. MIN. LOT AREA=532.0sq.m.		25	25	1.791	4.426
plus BLOCKS 169 and 171	2		1 *	0.023	0.057
LOTS 2, 9-36, 66-77, 79, 88-94, 100, 109, 110, 115-117, 119-134, 141-143, 147-153 and 155-162 MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=468.43sq.m.		89	89	4.674	11.550
plus BLOCK 172	1		0.5*	0.017	0.042
LOTS 37-65, 80-86, 95, 99 and 101-108 MIN. LOT FRONTAGE=12.8m. MIN. LOT AREA=448.0sq.m.		46	46	2.227	5.503
plus BLOCK 170	1		0.5*	0.003	0.007
<b>BLOCKS FOR TOWNHOUSE DWELLINGS</b>					
BLOCKS 78, 87, 96-98 and 118 MIN. UNIT FRONTAGE=6.0m.	6	34	0.755	1.866	
<b>SUBTOTAL</b>	11	162	198.5 *	9.701	23.973
BLOCK 174 - PARK	1		0.790	1.952	
BLOCK 175 - VALLEY BUFFER	1		0.158	0.390	
BLOCKS 176 and 177 - LANDSCAPE BUFFER	2		0.127	0.314	
BLOCK 178 - ROAD WIDENING	1		0.084	0.207	
BLOCKS 179-198 - 0.3m RESERVE	20		0.020	0.049	
BLOCK 199 - FUTURE DEVELOPMENT	1		0.096	0.237	
BLOCK 200 - VALLEY	1		10.659	26.339	
BLOCK 201 - TEMPORARY PARK	1		0.526	1.300	
<b>STREETS</b>			3.552	8.777	
26.0m. WIDE TOTAL LENGTH= 45m. AREA= 0.117±Ha.					
23.0m. WIDE TOTAL LENGTH= 388m. AREA= 0.895±Ha.					
20.0m. WIDE TOTAL LENGTH= 132m. AREA= 0.264±Ha.					
17.5m. WIDE TOTAL LENGTH= 125m. AREA= 2.200±Ha.					
15.0m. WIDE TOTAL LENGTH= 51m. AREA= 0.076±Ha.					
TOTAL LENGTH= 1874.8m. AREA= 3.552±Ha.					
<b>TOTAL</b>	38	162	198.5*	25.713	63.538

- NOTE - TYPICAL ANGLE BANDS ARE DESIGNED TO CITY STANDARD C-4
- NOTE - 0.3m. LINE WORK AS VISIBLE IS EXAGGERATED
- NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM \* - SUBJECT TO FINAL CALCULATION



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE July 7, 2015

*[Signature]*  
OPHIR N. DZALDOV  
OLS

SCHAEFFER DZALDOV BENNETT LTD.  
64 JARDIN DRIVE CONCORD,  
ONTARIO L4K 3P3  
TEL: (416) 987-0101

### OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF VAUGHAN FOR APPROVAL.

COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
1500 HIGHWAY 7  
CONCORD, ONTARIO  
L4K 5Y4

*[Signature]*  
SAM BALSAMO A.S.O.

PROJECT No. P-2585  
SCALE 1:1500 AUGUST 19, 2015  
( 2585-DES4 ) X-REF: ( 2585MAS3 & 2585TOPO2 )  
**KLM** DWG. No. - 15:3  
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com  
Planning • Design • Development



## CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-06V12 - PHASE 1  
COUNTRY WIDE HOMES (PINE VALLEY ESTATES) INC.  
(Formerly Pandolfo, et al)  
PART OF LOTS 23 AND 24, CONCESSION 7, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-06V12 – PHASE 1 (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 No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b).
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) .
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d) and dated May 8, 2014.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated May 8, 2014.

### Clearances

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachments 1a), 1b), 1c), 1d) and 1e), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. 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.
4. The 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.
5. Enbridge Gas 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.
6. Canada Post 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.

**ATTACHMENT NO. 1a)**

**CONDITIONS OF APPROVAL**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision (Phase 1) prepared by KLM Planning Partners Inc., last revised August 19, 2015.
2. The lands within the 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. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Master Environmental Servicing Plan must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City.
4. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall submit 6 hardcopies and 14 digital copies of the approved Block 40/47 Master Environmental Servicing Plan and Block 40/47 Block Plan Report to the Vaughan Planning Department, Policy Division.
5. Prior to the registration of the first phase or any phase thereof, the Plan shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
6. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
7. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department in accordance with the in-effect Tariff of Fees By-law.
8. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies.
9. a) Prior to the registration of the first phase or any phase thereof of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland, if required, shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.

- b) Prior to final approval of the Plan, the Trustee for Block 40/47 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
10. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
  11. The Owner shall have entered into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
  12. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
  13. The Owner shall agree in the Subdivision Agreement to upfront finance the design, tender and construction of the Pressure District 7 Teston Road Watermain to the satisfaction of the City and York Region.
  14. Prior to the transfer of the dwelling units on Lots 119 to 135 inclusive as shown on the Plan, the Owner shall erect a permanent 1.8 m high board privacy fence along the limits of the aforementioned Lots that abut the agricultural lands to the south as shown on the Construction Drawings, or as amended and approved on the Construction Drawings to the satisfaction of the Development Engineering and Infrastructure Planning Services Department. The Owner's Ontario Land Surveyor (O.L.S) shall certify to the Building Standards Department and Development Engineering and Infrastructure Planning Services Department that the above-noted fence is constructed in accordance with this requirement and constructed with all fencing material and foundations completely on the private lands, all to the satisfaction of the City.
  15. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
  16. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
  17. 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.
  18. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
  19. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
  20. 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 the Plan shall be coordinated and completed at the cost of the Owner.
  21. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services

for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.

22. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage, access or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
23. 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.
24. 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.
25. 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 the 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) Stormwater management techniques which may be required to control minor or major flows; and,
- d) Proposed methods of controlling or minimizing erosion and siltation on-site 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.

26. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting Plans of Subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the required sanitary sewer and watermain valley crossings being incorporated into the proposed pedestrian bridges. Furthermore, the Owner acknowledges that should the design and construction of the abovementioned servicing works be required to service the Plan, the Owner shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

27. 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.

28. 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 LED streetlighting to the satisfaction of the City.
29. 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.
30. 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 so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
31. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
32.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
33. 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.
34. Prior to final approval of the Plan, the Block 40/47 Master Environmental Servicing Plan (MESP) shall be revised to address the following outstanding items:
  - a) ensure all stormwater management ponds are sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive;
  - b) ensure all stormwater management pond blocks are sized to accommodate the required infiltration galleries;
  - c) to provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Plan;
  - d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
  - e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);

- f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;
- g) revise the current sanitary servicing concept for Block 40 South per the approved Block 40 South MESP;
- h) update ultimate external sanitary drainage areas (Blocks 41 and 55) tributary to the proposed Pine Valley North Sewage Pumping Station;
- i) provide a development and infrastructure phasing plan including a traffic assessment for each phase of development. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services;
- j) include a sanitary drainage plan with all relevant external drainage areas together with profile drawings for skeleton works with inverts;
- k) include the current approved external sanitary drainage concept;
- l) include revised post-development storm drainage area plans;
- m) identify any potential development charge projects associated with the servicing of the Block 40/47N Plan area including estimated costs and benefitting areas;
- n) identify all York Region infrastructure work including the Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive and other system improvements that are necessary to support the development of the Block Plan area; and,
- o) include a Transportation Demand Management Plan for Block 40/47 North.

The Owner shall agree to implement the recommendations as noted in the aforementioned and approved MESP Report to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

35. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation 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), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of 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 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.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands



within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
36. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) within the Plan.
  - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
37. 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 Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
38. 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.
39. 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.
40. Blocks 169 to 172 inclusive shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-03V25. Block 199 shall be developed only in conjunction with

the abutting existing residential lands to the south. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.

41. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
42. Construction of the pedestrian utility bridge structures, associated external walkway lines, and servicing and maintenance access corridors for Block 40/47 must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to release of the first Building Permit.
43. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
44. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
45. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to the transfer of land.
46. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
47. Prior to the initiation of any grading/soil disturbance on the Plan, an archaeological resource assessment of the entire area within the lands shall be carried out and a report which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the Ministry of Tourism, Culture and Sport shall be submitted to the City.
  - a) Should 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 Development Planning Department (Urban Design and Cultural Heritage Division) 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 Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
48. Prior to Final Approval of the Plan, a revised Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 proposed Block Plan shall be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and

Cultural Heritage Division. The Cultural Heritage Evaluation and Assessment shall include, but not be limited to the following:

- a) Provide an electronic and hard copy of a survey plan identifying the limits of the area that comprises the Cultural Heritage Landscape. Include information associated with legal description of the lands and graphically identifying the location of viewpoints, view sheds and vistas that are significant and add to the understanding of the connected natural and cultural value of the area. The survey plan is required to include the identification of buffer and sensitive areas that may restrict soil disturbance and/ or require special treatment.
  - b) Include in the report information on the Plan and resubmit the report for review and approval.
  - c) A final clearance of archaeological concerns has not been issued by the Ministry of Tourism, Culture and Sport and reports are outstanding. Any pertinent information in these missing reports related to the Cultural Heritage Landscape of the East Humber River within the Block Plan lands should be included in the resubmittal.
49. Prior to final approval of the Plan, given the local and provincial cultural value of the lands, the Owner is required to circulate the Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 proposed Block Plan report to the Toronto and Region Conservation Authority (TRCA) and Huron-Wendat Nation for their information and comment in order to provide input related to the commemoration and interpretative strategy for the area.
50. Prior to final approval of the Plan, a commemoration and interpretative strategy for the Cultural Heritage Landscape of the East Humber River, prepared by a qualified heritage consultant in the subject area of expertise, shall be submitted by the Owner to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation, including, but not limited to:
- a) That the strategy be put together in consultation with stakeholders of the lands and interest groups in accordance with the Provincial Policy Statement (PPS) 2014 policy, in accordance with the Standards and Guidelines for Archaeologists and the York Region Archaeological Management.
- The Owner shall implement the commemoration and interpretation plan for the subject lands, for the Cultural Heritage Landscape of the East Humber River within the Plan, to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation.
51. The Owner acknowledge, in accordance with Regulation O. Reg. 130/92, s. 18, no building or addition is allowed under law to be constructed within 4.57 m (15 feet) of an in-ground grave and it is an offence under the Funeral, Burial and Cremation Services Act, 2002, to disturb a burial site. Any cemetery or burial site shall have a 4.57 m (15 feet) buffer from all directions from any grave.
52. Prior to final approval of the Plan, a copy of the Draft Plan of Subdivision shall be sent to the Ministry of Government and Consumer Services, Registrar of Cemeteries. The Ministry shall be provided 90 days to provide comments.
53. The Owner agrees and acknowledges that the lotting pattern may be subject to change to accommodate new information relating to archaeology, cemeteries and cultural heritage matters including cultural heritage landscapes.
54. The Owner shall enter into an agreement with the Toronto and Region Conservation Authority (TRCA) for the lands designated "Urban Area" in the approved Block Plan 47 and that the agreement is to the satisfaction of the City, the TRCA, and in consultation with the Huron-Wendat Nation. If a Letter of Credit is established to initiate this process then this condition can be cleared.

55. The Owner protect and secure the Skandatut site on all sides with 2 m high fencing or by the protection recommended in the Stage 4 Archaeological Assessment, whichever is more stringent.
56. Prior to final approval of the Plan, the Owner shall prepare Architectural Control Design Guidelines.
  - a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the Architectural Control Design Guidelines;
  - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Control Guidelines; and,
  - c) The City may undertake periodic reviews to ensure compliance with the Architectural Control Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
57. Prior to final approval of the Plan, the Owner shall prepare Urban Design Guidelines and a Streetscape Landscape Master Plan. The guidelines and the master plan shall address but not be limited to the following issues:
  - a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
  - b) Edge restoration along the open space lands;
  - c) Preliminary Design of Park Block 174 (Phase 2) and Temporary Park Block 201 to integrate with built-form and public realm;
  - d) The appropriate community edge treatment along Pine Valley Drive, including the appropriate landscaping for Buffer Blocks 176 and 177 with low-maintenance plant material;
  - e) Trail system and network within the open space blocks and vista blocks.
58. Prior to final approval, the Owner shall provide a minimum 10 m buffer block abutting the open space blocks along residential lots and residential blocks.
59. Prior to final approval, the Owner shall provide a 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. The Owner shall not remove trees without written approval by the City.
60. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

61. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut Valley Buffer Block 175.
62. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Park Block 174 (Phase 2) and temporary Park Block 201.
63. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the valleylands that abut park Block 174.
64. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut landscape buffer Blocks 176 and 177, to the satisfaction of the City.
65. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots; to be co-ordinated with the environmental noise report and architectural control design guidelines.
66. The Owner covenants and agrees to provide a 4.5 m vegetated landscape buffer zoned OS1 Open Space Conservation Zone, within the private rear portions of Lots 119 to 136 inclusive. The buffer shall be of sufficient height and density to the satisfaction of the City, to act as a visual barrier, in accordance with the plans to be approved by the City. The subdivision agreement shall require a provision that states:

“Prior to the transfer of Lots\_ to \_\_ (Lots 119 to 136 on the Plan) as shown on Schedule “A”, the Owner shall construct the landscaping within the private rear 4.5 metres of the lot as shown on the approved Construction Drawings. The Owner’s Consulting Engineer and Landscape Architect (OALA) shall certify to the Building Standards Department that the above noted landscaping and fencing are constructed in accordance with this requirement.”
67. The Owner covenants and agrees to register the following paragraph which forms part of the subdivision agreement against title to the rear 4.5 m of Lots 119-136 on the Plan, as shown on Schedule “A” as a restrictive covenant running with the lands and to include the following paragraph in all agreements of purchase and sale, or lease for the aforementioned lots:

“No Owner/Tenant of any part of the said lands shall construct any building or structure, including swimming pools, pool cabanas, gazebos, sheds or accessory buildings of any kind, store machinery or materials, remove any existing vegetation, remove or replace fill or remove or relocate the 1.8 m high board fence within the 4.5 m agricultural buffer which forms part of the rear of the said lands. The 4.5 m agricultural buffer applicable to each lot is further described as parts \_\_ to \_\_ 65R-\_\_\_\_\_.

To satisfy this condition, the Owner agrees to provide to the City duly executed copies of the restrictive covenant documents prior to the release of the inhibiting order by the City and the Owner agrees to pay all cost incurred by the City in registering the restrictive covenants on title to the affected lots.”
68. The Owner shall convey landscape buffer Blocks 176 and 177 to the City free of all cost and encumbrances.
69. The Owner shall convey valley buffer Block 175 to the Toronto and Region Conservation Authority (TRCA) or the City free of all cost and encumbrances.



70. The Owner shall convey valley Block 200 to the TRCA or the City free of all cost and encumbrances.
71. The Owner acknowledges that Phase 2 will require revisions based on the outcome of a final Park Master Plan for Park Block 174 and Temporary Park Block 201 jointly to the satisfaction and approval of First Nation Huron Wendat, Ministry of Tourism, Culture and Sport, TRCA, Parks Development Department, and the Vaughan Planning Department, Urban Design and Cultural Heritage Division. The revised Park Master Plan shall define permitted programming within the interface/buffer between the residential development and the "Urban Area" archaeological lands. The 10 m protected valley buffers abutting the valley shall be excluded from the final Park Block configuration.
72. Prior to Phase 1 Plan Registration, the Owner shall agree to provide and register all necessary easements to the City on Open Space Valley Blocks and associated buffer blocks which are to be determined through the detailed design process for all necessary public trails.
73. Prior to the execution of the Subdivision Agreement, the Owner shall design and agree to construct all off-road pedestrian paths and trails in accordance with approved Block 40/47 Landscape Master Plan, and Streetscape and Urban Design Guidelines, to the satisfaction of and at no cost to the City.
74. Prior to the execution of the Subdivision Agreement, the Owner shall agree to construct the Temporary Park Block 201, which shall include but not necessarily limited to temporary pedestrian paths, associated hardscape, sodding, block servicing including water, storm, and electrical, playground equipment, safety surfacing, signage, outdoor furniture and lighting to the satisfaction of the Parks Development Department. The Owner acknowledges that costs of park facilities which include playground equipment, playground safety surfacing outdoor furniture, shade structure, signage and lighting may be recoverable through the separate agreement with the City.
75. Prior to the execution of the Subdivision Agreement, the Owner shall agree to develop the requirements for the Temporary Park Block 201 in accordance with items listed below. The timing of these works shall be completed by no later than two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park. Given that the park and associated facilities are temporary in nature, the Owner shall agree to provide additional funding in the form of a Letter of Credit to cover costs for relocating park facilities, outdoor furniture and constructing or reinstating of associated hardscape and softscape works for the future park block per the approved final Park Master Plan.
  - a) The Owner shall agree to complete a Temporary Park Plan to the City's standard level of service for Park Block 201 to the Parks Development Department satisfaction, and shall include the following information:
    - i) Boundaries of proposed parkland dedication and the total size of individual blocks;
    - ii) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
    - iii) Layout plan which illustrates proposed park program requirements as determined by the City;
    - iv) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;
    - v) Required restoration works and Edge Management Plan for park block abutting open space and associated buffer(s); and
    - vi) A preliminary construction cost estimate.

The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

- b) The Owner shall agree to complete the following:
- i) A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space block for contaminants of concern to the satisfaction of the City. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual;
  - ii) A minimum of five (5) boreholes are required within Temporary Park Block 201. Boreholes are to be taken at regular intervals along the full length of Temporary Park Block 201. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants;
  - iii) An inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Temporary Park Block 201 and Park Block 174. The drawings shall indicate the location of all existing trees, including limit of drip line, and the trees to be removed and maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
  - iv) Temporary Park Block 201 shall be graded to conform to the overall grading plan of the subdivision with clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD), inclusive of any civil work required such as retaining walls, rip rap, swales, and the like to meet grading levels. The temporary park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300 mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0 pH to 7.5 pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the Parks Development Department, and results of testing provided to the Parks Development Department for review and approval. Prior to placing of topsoil, the Owner shall add all amendments as required to amend the existing soils to meet the recommendations of the fertility testing and demonstrate that these standards have been met.
  - v) Temporary Park Block 201 shall be sodded with a turf mix approved by the Parks Development Department;
  - vi) The perimeter along the sides of the Temporary Park Block 201 abutting Blocks 174, and Phase 2 (Lots 163 to 168) shall be temporarily fenced off with chain-link fencing approved by the Parks Development Department;
  - vii) The Owner shall be responsible to maintain the Temporary Park Block 201 until such time as the construction of the park commences or assumption is granted. Maintenance shall entail maintain sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice a summer, erosion repairs, cleaning of

catchbasins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the Parks Development Department;

- viii) Temporary Park Block 201 shall not be encumbered by any services or easements including but not limited to utility services, transformer boxes, Canada Post mail boxes and/or access, and the like;
- ix) Temporary Park Block 201 shall include adequate sized servicing connections along the main frontage of the park block, including a water chamber manhole, complete with a curb stop, sanitary manhole, and storm water manhole. All storm water structures are to be located no less than 5 metres away from property lines. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual and to the satisfaction of the City;
- x) Electrical services include a 120/240 volt, single phase, three wire power supply to Park Block 201. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the park block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade; and,
- xi) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.

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

- a) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
- b) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
- c) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic."
- d) "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
- e) "Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable)."
- f) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.”

- g) “Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (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.”

- h) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio-Television Telecommunication 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.”

- i) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m 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 <sup>1</sup>	3.5m
7.0 - 8.99m <sup>1</sup>	3.75m
9.0 - 11.99m <sup>1</sup>	6.0m
12.0m and greater <sup>2</sup>	9.0m

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side Yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side Yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side Yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side Yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- j) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox in accordance with 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.”
- k) “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.”
- l) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m 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 York Region 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 York Region Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of the usual grass maintenance.”

- m) “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.”

- n) “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.”
- o) “Purchasers and/or tenants are advised that a park of a temporary nature shall be provided and that the complete neighborhood park may not be fully developed at the time of occupancy.”

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

- 77. The Owner shall cause the following warning clause to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lot 146, adjacent to a park block:

“Purchasers and/or tenants are advised that the lot abuts a neighbourhood park and that lighting and noise should be expected from the use of the park for recreation purposes. A 1.5m high black vinyl chain link fence and a 1.8m high wood privacy fence is to be constructed abutting the park block boundary with all fencing material, including foundations, wholly on the lot as per to delineate the boundary of the park and to screen the yard amenity area on the lot.”

- 78. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lots 136 and 146 inclusive, adjacent to open space valley and associated buffer:

“Purchasers and/or tenants are advised that the lot abuts open space valley and associated buffer, and are designed for naturalization and therefore, shall receive minimal maintenance.”

“Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities.”

“Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to open space lands is strictly prohibited.”

“Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachment and/or dumping from the lot to the open space are prohibited.”

- 79. The Owner shall cause the following warning clause to be included in all Offers of Purchase and Sale or Lease for Lots 119 to 136 inclusive:

“Purchasers and/or tenants are advised that the lot abuts an existing and future agricultural operation that is actively farmed and will follow normal farm practices that may include the application of pesticides and/or generate dust, noise, odour and light which are allowed

under and protected by the Farming and Food Production Act 1998. An Agricultural Buffer has been provided within the rear 4.5 metres of the lot consisting of a 1.8 metre high board privacy fence (Lots 119 to 135 inclusive) and planting of sufficient height to act as a visual barrier and at a sufficient density so as to be an identifiable barrier. The Owner of the said lots will be responsible for the maintenance of the vegetation within this buffer and the maintenance and repair of the 1.8 metre high privacy fence.”

80. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lots or blocks.

81. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
- The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
- The location of parks, open space, stormwater management facilities and trails.
- The location of institutional uses, including schools, places of worship, community facilities.
- The location and type of commercial sites.
- Colour-coded residential for singles, semis, multiples, and apartment units.
- The following notes in BOLD CAPITAL TYPE on the map:

“For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585.”

“For detailed grading and berming information, please call the developer’s engineering consultant, (name) at \_\_\_\_\_.”

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

**ATTACHMENT NO. 1B**  
**REGION OF YORK**  
**CONDITIONS**

**Schedule of Conditions**  
**19T-06V12**  
**10390 Pine Valley Drive**  
**Parts of Lots 23 and 24, Concession**  
**Country Wide Homes (Pine Valley Estates) Inc.**  
**(Formerly Pandolfo et al)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2173, Last Revised August 19, 2015.

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. The Owner shall agree in the subdivision agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
6. Prior to final approval, the Owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
7. Prior to final approval, the Owner shall agree to submit an updated Traffic Impact Study (TIS) to the satisfaction of the Transportation Services Department.
8. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the

**ATTACHMENT NO. 1B**  
**REGION OF YORK**  
**CONDITIONS**

Community Planning and Development Services Division for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

9. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division to implement the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division.
10. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Community Planning and Development Services Division for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Development Engineering Section of the Community Planning and Development Services Division.
11. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
12. Prior to final approval, 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 the Development Engineering Section, Attention: Mrs. Eva Pulnicki, P.Eng.
13. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Community Planning and Development Services Division and illustrated on the Engineering Drawings.
14. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, 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.
15. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Community Planning and Development Services Division.
16. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of

**ATTACHMENT NO. 1B**  
**REGION OF YORK**  
**CONDITIONS**

visual screening along the section of Street “6” fronting Pine Valley Drive, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-of-Way of Street “6”. The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

17. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:

- a) All existing woody vegetation within the York Region road right of way,
- b) Tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved,
- c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road Right-of-Way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
- d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

18. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Community Planning and Development Services Division recommending noise attenuation features.

19. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Development Engineering Section of the Community Planning and Development Services Division.

20. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Development Engineering Section, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional



**ATTACHMENT NO. 1B**  
**REGION OF YORK**  
**CONDITIONS**

engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

21. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".

22. Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Community Planning and Development Services Division, as follows:

- a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
- b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
- c) That maintenance of the noise barriers and fences bordering on York Region Right-of-Ways shall not be the responsibility of York Region; and
- d) That any landscaping provided on York Region Right-of-Way by the Owner or the area municipality for aesthetic purposes must be approved by the Community Planning and Development Services Division and shall be maintained by the area municipality with the exception of the usual grass maintenance.

23. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:

- a) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,
- b) A 15 metre by 15 metre daylight triangle at the northwest and southwest corners of Street "1" and Pine Valley Drive,
- c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Pine Valley Drive,

**ATTACHMENT NO. 1B**  
**REGION OF YORK**  
**CONDITIONS**

- d) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a southbound right turn lane at the intersection of Pine Valley Drive and Street "1".
24. Prior to final approval, 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.
25. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.
26. The Owner shall also provide the Region's Community Planning and Development Services Division with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, 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, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner,

**ATTACHMENT NO. 1B**  
**REGION OF YORK**  
**CONDITIONS**

condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

27. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
28. The Owner shall agree, prior to the development approval of blocks 177 and 176, that direct vehicle access from blocks 177 and 176 to Pine Valley Drive will not be permitted. Access must be obtained through the internal road network.
29. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "1" shall be designed to intersect Pine Valley Drive at a right angle, or on a common tangent.
30. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the throat width of Street "1" shall be designed to accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Pine Valley Drive; no intersection or non-residential access shall be permitted on Street "1" within 60.0 metres of the widened limit of Pine Valley Drive.
31. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that pedestrian access to Pine Valley Drive shall be provided from Street "1".
32. Prior to final approval, the intersection of Street "1" and Pine Valley Drive, shall be designed to the satisfaction of the Community Planning and Development Services Division with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Community Planning and Development Services Division.
33. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, 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

**ATTACHMENT NO. 1B**  
**REGION OF YORK**  
**CONDITIONS**

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.

34. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division that the Owner will 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.
35. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Community Planning and Development Services Division, outlining all requirements of the Community Planning and Development Services Division.
36. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
37. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 36 inclusive, have been satisfied.

**ATTACHMENT 1c)**

**TRCA**

**CONDITIONS**

***Country Wide Homes (Pine Valley Estates) Inc. 19T-06V12 – CFN 50917***

1. That prior to site alteration, the MESP be completed in support of the Block Plan to the satisfaction of the TRCA including the following:
  - a. Environmental Impact Study including mitigation strategies,
  - b. Headwater Drainage Feature Assessment, that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - c. An approximate overall post-development water balance calculation demonstrating any infiltration deficit or surface water surplus will be mitigated to protect the features and functions.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained. Including any proposed mitigation measures demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - e. A Hydrogeological Report including current monitoring results and future monitoring recommendations and adaptive management strategies.
  - f. A Complete Conceptual Stormwater Management Report that includes phasing for construction based on the provision of facilities.
  - g. An Adjacent Land Analysis including mitigation and buffers on all plans between the valley system and all land uses, including Parks.
  - h. A Compensation Analysis for features to be altered including details related to the proposed location and feasibility and viability.
  - i. Conceptual Grading and Geotechnical Plans
  - j. And the proposed water and sanitary servicing scheme has been demonstrated to be feasible, minimizes impacts on the natural heritage system and has demonstrated that it can be installed with minimal risk to the environment (now and in the future)
  - k. That the MESP be completed including a final section that outlines the details of conditions, actions and requirements to be carried forward into the development process.
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.
3. These conditions relate to the Draft Plan of Subdivision prepared by KLM Planning, dated August 19, 2015.
4. That the prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan , including the final the Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and functions and assessment of the woodland edges and water quality and quantity for both ground and surface water.

**ATTACHMENT 1c)**

**TRCA**  
**CONDITIONS**

5. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed report for the review and approval of the TRCA that describes the storm drainage system (quantity, quality and erosion), in accordance with the approved MESP for this area (Block 40/47) to the satisfaction of TRCA. This report shall include:
- a. A description of the storm drainage system (quality, quantity and erosion) for the proposed development
  - b. plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is it part of an overall drainage scheme? How will external flows be accommodated? What is the capacity of the receiving system or feature?;
  - 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/manage stormwater, to mitigate the impacts of development on the quality, quantity and erosion of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
  - e. proposed methods and plan for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - f. location and description and impact analysis of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
  - g. overall grading plans for the subject lands;
  - h. demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions(hydroperiod) of the existing Provincially Significant Wetlands and Woodlands and watercourses during and after construction.
  - i. a detailed Lot Grading Plan be submitted that complies with the approved conceptual grading plan.
  - j. Detailed functional servicing report.
  - k. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - l. Proposed measures to mitigate the potential erosive impacts of development on the natural heritage system, both on and off-site;
  - m. geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;
  - n. Proposed measures to promote infiltration to maintain water balance for the plan area taking into account the feature based water balance requirements;
  - o. Proposed measures to maintain feature-based water balance/ hydroperiod and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development and related infrastructure;



**ATTACHMENT 1c)**

**TRCA**  
**CONDITIONS**

- p. A subsurface investigation (including assessment of groundwater levels) at the locations of the stormwater management ponds and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
  - q. 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;
  - r. Detailed plans and supporting calculations for all watercourse crossings.
6. That the applicant complete and submit an Edge Management Plan and Detailed Restoration Planting Plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of Open Space and Buffer Blocks, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration.
  7. That prior to topsoil stripping and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that examines opportunities for the retention of larger trees and the means of protecting retained trees/forest edges from development activities to the satisfaction of the TRCA. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of the TRCA prior to topsoil stripping.
  8. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA. Revisions may be the result of, but not limited to, the implementation measures necessary to maintain water balances across the Block Plan Area.
  9. That Valley Block 200 and all Valley Buffer Blocks, including those added by red line revision be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
  10. That the implementing zoning by-law Valley Block 200 and all Valley Buffer Blocks including those added by red line revision as OS1 Open Space Conservation, which has the effect of prohibiting development, to the satisfaction of the TRCA.
  11. That the owner in the subdivision agreement, in wording acceptable to the TRCA:
    - a. carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the MESP and all technical reports referenced in these conditions including Edge Management and Restoration Planting Plans;
    - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
    - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;

**ATTACHMENT 1c)**

**TRCA**  
**CONDITIONS**

- d. To comply with all Permits approved under Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA
  - e. to erect a permanent fence adjacent to residential lots that abut Open Space Buffer and Valley Blocks as required by TRCA.
  - f. To prohibit grading works within the Valley and Buffer Blocks unless approved by TRCA;
  - g. To prohibit retaining walls in or adjacent the Valley and Buffer Blocks unless approved by TRCA
  - h. To provide an access as required by TRCA.
  - i. To provide future residents with education pamphlets about natural features in the area and good stewardship practices.
12. That the owner agree in the subdivision agreement to complete an Archaeological Assessment for those areas where infrastructure and trails are proposed within the Valley.
13. That the owner agree in the subdivision agreement to complete a detailed erosion assessment for all locations where drainage facilities will be accommodated in the valley. The Assessment shall include mitigation measures to meet values and assess all impacts associated with maintenance roads and other municipal requirements and ensure all impacts on site and downstream are mitigated. Facility and location details shall be provided. The design shall match pre to post and shall be verified based on three years of continuous monitoring. an Adaptive Management Plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
14. Prior to registration or site alteration a feature based water balance shall be completed in accordance with the requirements of TRCA and mitigation measures, if required, designed and implemented to the satisfaction of TRCA. This may result in the alteration of the stormwater management block sizes and the number of lots.
15. That the applicant submit a copy of the fully executed subdivision agreement and required clearance fees to the TRCA, in order to obtain clearance of conditions of draft approval.

**ATTACHMENT NO. 1d)**  
**ENBRIDGE GAS**  
**CONDITIONS**



ENBRIDGE GAS DISTRIBUTION INC.

500 Consumers Road  
North York, ON M2J 1P8

Mailing Address  
P.O. Box 650  
Scarborough, ON M1K 5E3

May 8, 2014

EUGENE FERA  
TOWN PLANNER  
CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT  
2141 MAJOR MACKENZIE DR  
VAUGHAN ON L6A 1T1

Dear Eugene Fera:

RE: ZONING B-LAW AMENDMENT  
OMEGA DEVELOPMENTS, FORMERLY MARIA & GIUSEPPE PANDOLFO  
10,390 PINE VALLEY DRIVE  
CITY OF VAUGHAN  
FILE NO.: 19T-06V12

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.

**ATTACHMENT NO. 1d)**  
**ENBRIDGE GAS**  
**CONDITIONS**

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) .

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

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

Regards,



**Nikki DeGroot**  
Municipal Advisor | GD SA&D, Long Range P'ing  
TEL: 416-758-4754  
[municipalnotices@enbridge.com](mailto:municipalnotices@enbridge.com)  
[www.enbridgegas.com](http://www.enbridgegas.com)

Integrity. Safety. Respect.

ND: rv

**ATTACHMENT NO. 1e)**  
**CANADA POST**  
**CONDITIONS**



May 8, 2014

**CITY OF VAUGHAN**  
**2141 MAJOR MACKENZIE DRIVE**  
**VAUGHAN ON L6A 1T1**

Attention: Eugene Fera - Planner

**Re: OMEGA DEVELOPMENTS (FORMERLY MARIA & GIUSEPPE PANDOLFO)**  
**10390 PINE VALLY DRIVE**  
**19T-06V12 WARD 1 POSTAL DELIVERY AREA: WOODBRIDGE -THE OF CITY VAUGHAN.**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

**ATTACHMENT NO. 1e)**  
**CANADA POST**  
**CONDITIONS**

-2-

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)