

COMMITTEE OF THE WHOLE JUNE 18, 2001

**ZONING AMENDMENT APPLICATION
DRAFT PLAN OF SUBDIVISION
LAKEVIEW HOMES (WOODBIDGE) INC.
REPORT #P.2000.04
FILES: Z.01.042 AND 19T-99V11**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning Amendment Application Z.01.042 (Lakeview Homes (Woodbridge) Inc.) to lift the (H) Holding Provision on Lots 37 to 39 inclusive, BE APPROVED.
2. THAT the August 28, 2000 draft approval of Plan of Subdivision 19T-99V11 (Lakeview Homes (Woodbridge) Inc.), be replaced with revised conditions, as contained in Attachment #4, and with the revised Draft Plan of Subdivision, prepared by Weston Consulting Group and dated September 12, 2000, as red-lined June 18, 2001.

Purpose

On May 17, 2001, the Owner submitted Zoning Amendment Application Z.01.042 (Lakeview Homes (Woodbridge) Inc.) to lift the (H) Holding Provision from a portion of the subject lands. The Owner also submitted a revised draft plan of subdivision.

Background - Analysis and Options

Location

- east side of Islington Avenue, south of Major Mackenzie Drive
- 9700 Canada Company Avenue
- Part of Lot 19, Concession 8, City of Vaughan

Background

On August 28, 2000, Council draft approved Plan of Subdivision 19T-99V11 (Lakeview Homes (Woodbridge) Inc.). As a condition of approval, Lots 41 - 44 and Lots 56 - 60 (Attachment #2) were consolidated, respectively, as two blocks for future development, pending the resolution of issues relating to access and servicing.

Since that time, the Applicant has examined two options for providing access internally from the subdivision. The first option included the extension of a 7.5m laneway from Street "B", adjacent to Canada Company Avenue. Although the laneway would allow lots having sufficient depth, it would not be wide enough to accommodate municipal services, utilities, trees and other streetscape features. Additionally, laneways are typically used only when the lots they are servicing have frontage on a full municipal right-of-way, and are intended as access to garages. Therefore, a single-loaded laneway access is not practical.

The second option included the extension of a 15m cul-de-sac south from the Street "B" in the subdivision. This road allowance, along with the required 10m setback from the valleylands, results in inadequate depths for the lots. Therefore, this option is also not practical.

In addition to the above constraints, there is a significant grade between Street "B" and the lands to the south block. There is approximately a 3m difference in grade from Street "B" to the rear of the lots fronting on Street "B". This would result in a road grade of almost 6%, where the maximum permitted is 5%.

The conclusion of the Applicant's engineer is that it is not possible to provide internal road access to the reserve block at the south end of the subdivision, and still meet City engineering requirements and the 10m setback from the valleylands. Staff have reviewed their conclusions and concur with the findings. It is therefore appropriate to lift the (H) Holding Provision on Lots 37 to 39, as they are no longer required for a potential access.

Proposed Revision to Draft Plan Approval

Lots 41 - 44 on the original plan are now proposed to be lotted with 14m frontages onto Street "B" to become Lots 37 - 39 on the revised draft plan (Attachment #3). Previous Lots 50 - 55 will remain as one block, to be held in reserve until the issues of access and servicing are resolved. It is recommended that these lands maintain their A Agricultural Zone and that any future development be considered under a separate application.

The Applicant also proposed a revision to the size of the lots of the previously draft approved subdivision. The majority of the lots having frontages of 12m, have been increased to frontages of 14m. This results in a decrease in the total number of lots from 60 to 55 lots.

Conclusion

Staff have met with the Applicant to determine whether access and servicing to the southerly portion of the subject lands abutting Canada Company Avenue (Attachment #2) could be provided from within the subdivision. Staff are satisfied that all options have been explored and that suitable access and servicing from the subdivision is not practical.

As Lots 37 - 39 (Attachment #3) were originally combined into a block for future development to allow the Applicant to explore development options, it is now appropriate to draft approve these lots and to lift the (H) Holding Provision on the lands. The most southerly portion of the plan should remain as a reserve block, to be considered under separate application if there is a proposal for development in the future. Should Council concur, the "Recommendation" of this report can be adopted.

Attachments

1. Location Map
2. Red-line Plan - August 28, 2000
3. Revised Red-line Plan – June 18, 2001
4. Revised Conditions of Draft Approval dated June 18, 2001

Report prepared by:

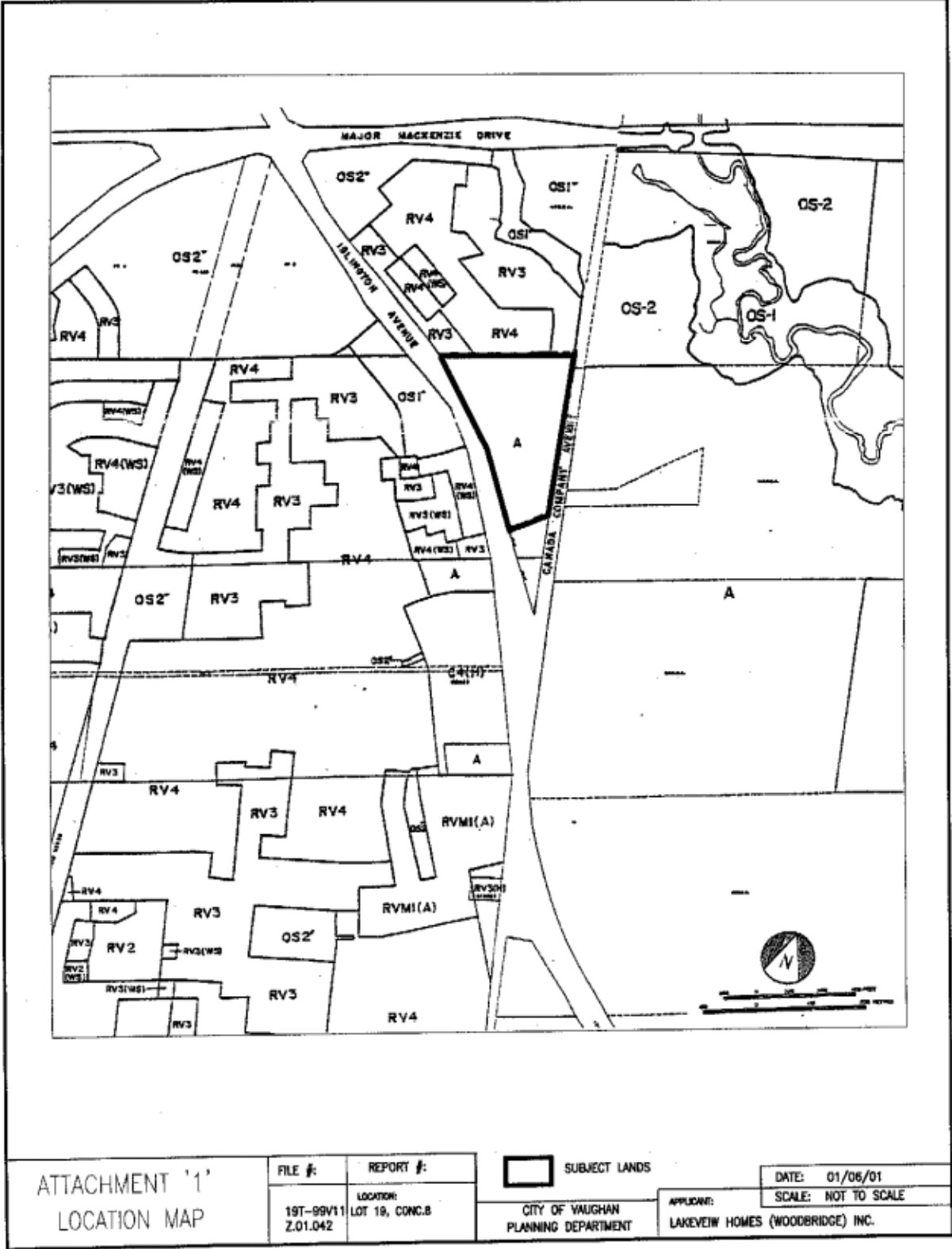
Todd Coles, Planner, ext. 8634
Art Tikiryman, Senior Planner, ext. 8212
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning


JOANNE R. ARBOUR
Director of Community Planning

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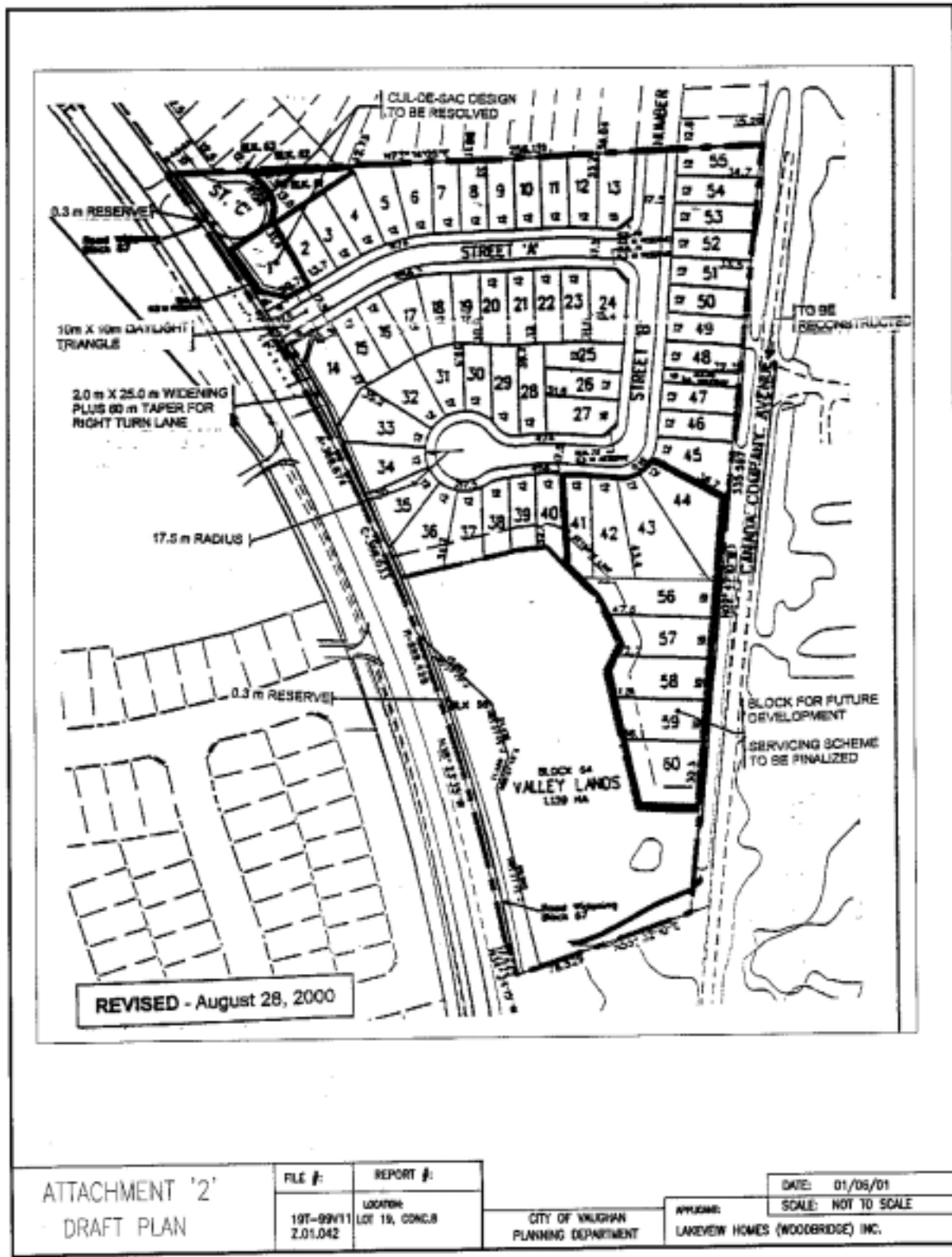


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
19T-89V11 Z.01.042	LOCATION: LOT 19, CONC. B

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/06/01
SCALE: NOT TO SCALE
APPLICANT: LAKEVIEW HOMES (WOODBIDGE) INC.



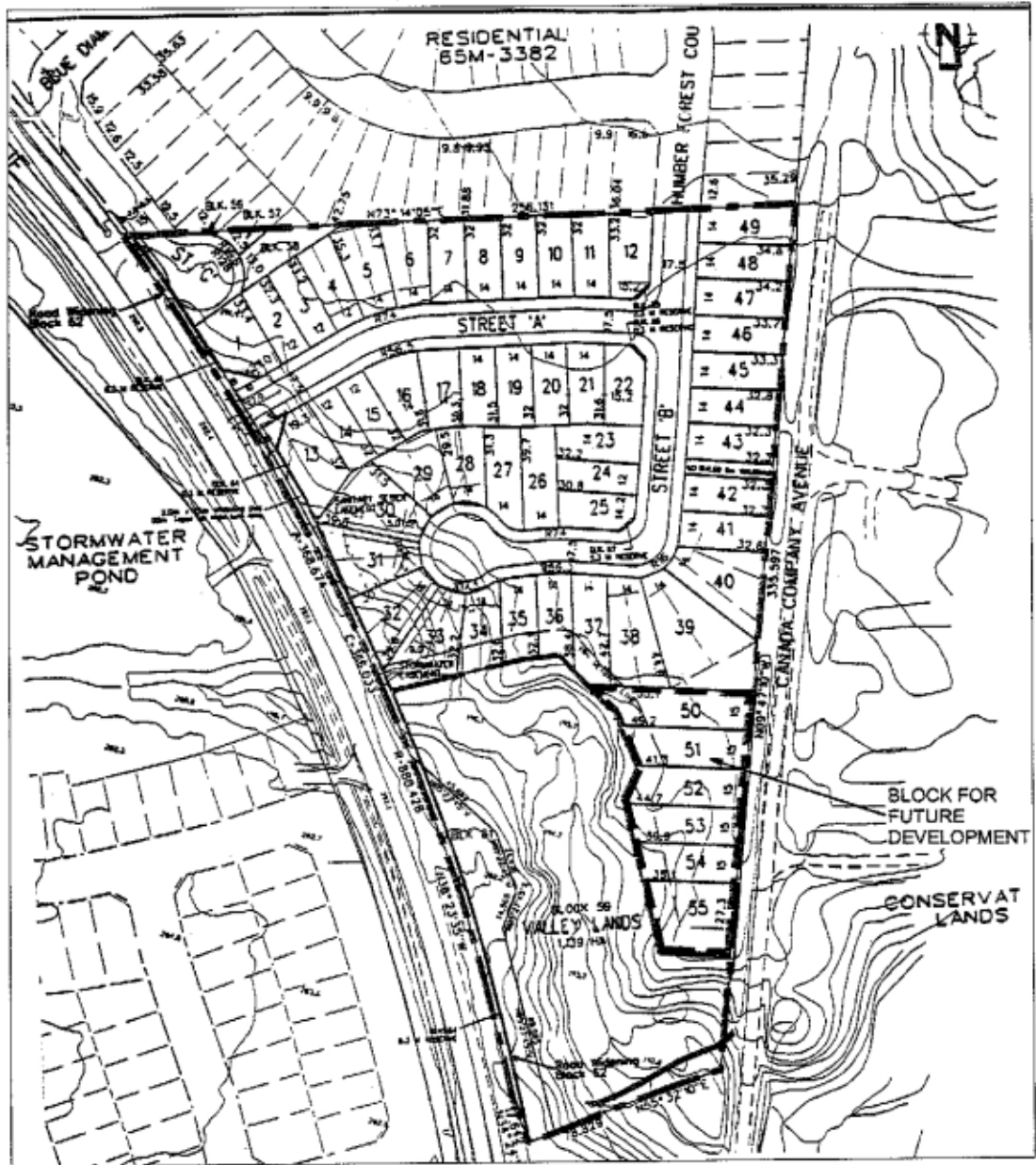
ATTACHMENT '2'
DRAFT PLAN

FILE #:	REPORT #:
19T-99V11 2.01.042	LOCATION: LOT 19, CONC.B

CITY OF WILKINSON
PLANNING DEPARTMENT

APPLICANT:
LAKEVIEW HOMES (WOODBRIDGE) INC.

DATE: 01/05/01
SCALE: NOT TO SCALE



ATTACHMENT '3' RED-LINE JUNE 18, 2001	FILE #:	REPORT #:	DATE: 01/06/01
	19T-99V11 Z.01.042	LOCATION: LOT 19, CONC.8	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: LAKEVIEW HOMES (WOODBIDGE) INC.	

ATTACHMENT NO. 4

CONDITIONS OF APPROVAL

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-99V11, CITY OF VAUGHAN, ARE AS FOLLOWS:

City of Vaughan Conditions

1. Approval shall relate to Draft Plan of Subdivision 19T-99V11 (Lakeview Homes Woodbridge Inc.), prepared by Weston Consulting Group Inc., dated September 12, 2000, as red-lined June 18, 2001 to:
 - a) Combine Lots 50 to 55, inclusive, into one reserve block.
2. The lands within this draft plan of subdivision shall be appropriately zoned by a zoning by-law, which has come into effect, in accordance with the provisions of *The Planning Act*; Valleyland Block 59 shall be zoned OS1 Open Space Conservation Zone, and the reserve block shall maintain the current A Agricultural Zone.
3. Prior to final approval of the plan, the Owner agrees to pay any and all outstanding application fees to the Planning Department, in accordance with Tariff of Fees By-law 321-99.
4. Prior to final approval of the plan or a phase of the plan, the Owner shall submit a revised Woodbridge Expansion Area (Sonoma Heights) Block Plan, to the satisfaction of the City.
5. Prior to final approval of the plan or a phase of the plan, the Owner shall submit a phasing plan(s), which provides details concerning the road pattern, open space network, stormwater management, recreational facilities, and number and type of dwelling units in the draft plan or each phase of the draft plan, to the satisfaction of the City.
6. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
7. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
8. The pattern of streets and layout of lots within this draft plan of subdivision shall be designed to correspond and coincide with the pattern and layout for the proposed plans of subdivision in accordance with the approved Woodbridge Expansion Area Block Plan.
9. The Owner agrees that all part Blocks within the Plan shall only be developed in conjunction with abutting part Blocks of adjacent draft plans.
10. That prior to commencing the subdivision agreement process:

- a) the road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City of Vaughan in consultation with the Region of York Planning Department; and,
 - b) the lots on the draft plan of subdivision shall be assigned municipal addresses by the City.
11. The road allowances included within this draft plan of subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m 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.
 12. Any dead end or open side of a road allowance created by this draft plan of subdivision shall be terminated in a 0.3 m reserve, 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.
 13. The Owner agrees that prior to final approval, final engineering design(s) may result in variation to the road and lotting pattern, number of lots, distribution of uses, and conditions of approval, subject to the satisfaction of the City and other relevant approval authorities.
 14. The Owner shall agree in a subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York, if required.
 15. Easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
 16. Prior to final approval, the Owner shall prepare a soils report prepared for review and approval of the City, and shall agree in the subdivision agreement that the recommendations (including pavement design structure for ideal and non-ideal conditions) shall be carried out to the satisfaction of the City.
 17. Prior to final approval, the Owner shall submit to the satisfaction of the City, environmental site assessment report(s) in accordance with the Ministry of Environment and Energy's Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended.
 18. Prior to final approval, the Owner shall reimburse the City for the cost of the City's peer review for the environmental site assessment reports.
 19. Prior to final approval, should site remediation be required in order to meet the applicable soil and ground water criteria as set out in the Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended, the Owner shall submit to the City, a copy of the Record of Site Condition, which has been acknowledged by a Provincial Officer of the Ministry of Environment and Energy.
 20. The Owner shall agree in the subdivision agreement that the Owner covenants and agrees that all lands to be conveyed to the municipality meet the applicable soil and ground water criteria for the intended use as set out in the Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended.
 21. Prior to the initiation of grading, and prior to registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for approval the following:

- a) A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan of subdivision, which report shall include:
 - i) plans illustrating how this drainage system will tie into the 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;
 - ii) the location and description of all outlets and other facilities;
 - iii) stormwater management techniques which may be required to control minor and major flows; and,
 - iv) 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

- 22. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 23. Prior to final approval of the plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed that have been designed and oversized by others to accommodate the development of the plan.
- 24. Prior to final approval and prior to any works commencing on site, the Owner is required to provide lot grading, road grades and cross sections of each to the City's Engineering Department for review and approval.
- 25. The Owner shall acknowledge that Lots 50 to 55, inclusive (as combined into one block and zoned A Agricultural Zone) shall not be offered for sale, pending approval by Council of any development proposals under separate development application.
- 26. Prior to final approval of the plan, the Owner shall revise the Traffic Management Plan for the WEA to reflect the latest road network and traffic calming measures to the satisfaction of the City.
- 27. The following warning clause shall be included in the registered portion of the subdivision agreement for all offers of purchase and sale or lease for all lots and/or blocks abutting any open space, woodlot or stormwater management facility:

"Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility are designated for re-naturalization and therefore shall receive minimal maintenance."
- 28. 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.

29. The Owner shall install a barrier fence (siltation) around the limits of the open space blocks delineating the boundaries of grading and construction before commencement of construction.
30. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:

"Purchasers and/or tenants are advised that the roads within the plan of subdivision 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 that are narrower than City standards. Traffic calming measures have also been incorporated in the road design."
31. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:

"Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within the individual units, noise levels may continue to be of concern occasionally interfering with some activities of the building occupants."
32. Prior to commencement of construction within the plan, the Owner shall submit a detailed hydrological impact study that identifies if any local wells may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision. The developer shall be responsible for reinstating a suitable potable water supply to any resident whose well is adversely impacted by development to the satisfaction of the City.
33. The Owner is to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the above noted plan of subdivision, and compatible with the existing and/or proposed systems, in surrounding plans of subdivision, all in accordance with Vaughan Hydro's and City's standards and specifications, latest revisions.
34. The Owner shall agree in the subdivision agreement to include the following warning clause that Council approved on September 29, 1997 with respect to "Tree Fees" in all offers of purchase and sale or lease for all dwellings within the plan:

"Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. 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 the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front of or on the side of a residential lot."
35. The Owner shall agree in the subdivision agreement to pay the City, at the time of registration of the plan, payment at the rate of \$1000.00 per residential dwelling unit plus \$500.00 for each future residential dwelling unit contained on a part lot in the plan which is to be combined with the abutting part lot in an adjacent plan to form a building lot, as per Schedule "I", in accordance with the special area Woodlot Development Charge.
36. Prior to final approval, the Owner shall prepare a tree assessment 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/or remedial planting. The Owner shall agree not to remove trees, without written approval by the City.

37. The Owner shall agree in the subdivision agreement to implement the approved Urban Design Guidelines, Master Landscape Plan and Architectural Control Guidelines for Sonoma Heights, Woodbridge Expansion Area, as revised and approved by Council.
38. The Owner shall agree in the subdivision agreement that:
 - a) Prior to final approval, architectural guidelines shall have been prepared in accordance with Council policy and approved by Council.
 - b) All development shall proceed in accordance with the Council approved architectural design guidelines.
 - c) A control architect shall be retained at the cost of the Owner with the approval of the City to ensure compliance with the architectural design guidelines.
 - d) Prior to the submission of individual building permit applications the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines.
 - e) The City may undertake periodic reviews to ensure compliance with the architectural 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.
39. The Owner shall agree to erect privacy fencing along the rear lot limits of Lots 39 to 49, inclusive, that back onto Canada Company Avenue.
40. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence along the limits of the residential lots that abut Block 59 Valley Land.
41. The Owner shall agree to convey Block 61 and all buffer blocks to the City free of all cost and encumbrances for the purposes of community edge landscaping.
42. Prior to the final approval of the plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the Owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licenced archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
43. Prior to final approval of the plan of subdivision, the Owner by way of subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.
44. The Owner/Developer agrees to fulfill the following requirements of Canada Post:

- a) Include in all offers of purchase and sale a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
 - b) Notify the purchasers of the exact Community Mailbox locations prior to the closings of any home sales.
 - c) Consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
 - d) Provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - i) an appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions for wheelchair access.
 - e) 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 service to new residences as soon as homes are occupied.
45. Prior to final approval, the Owner shall enter into the approved Developers' Group Agreement for the Woodbridge Expansion Area, to the satisfaction of the City, but not limited to, cash-in-lieu of parkland dedication and cost sharing for the provision of parks, roads, schools and municipal services within the block plan.
46. Prior to final approval of the draft plan of subdivision or any portion thereof, the Trustee for the Woodbridge Expansion Area Block shall provide the City with a letter indicating that the landowner has fulfilled all cost sharing and other obligations of the Woodbridge Expansion Area Landowner's Cost Sharing Agreement.
47. Prior to final approval of the draft plan of subdivision the Owner shall prepare a Landscape Plan for the land along Islington Avenue, to the satisfaction of the Department of Urban Design and Environment.

Region of York Conditions

48. Where final approval of this draft plan of subdivision, or any phase thereof, has not been given within three years after the original date of draft plan approval, the Region of York Transportation and Works Department, Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity continues to be available prior to the final approval of any remaining portion of the plan, and continued capacity availability may require infrastructure additions or improvements.
49. Contracts for any required capital works shall have been let prior to registration of this plan of subdivision or any phase thereof.
50. The Owner shall convey the following lands to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances:

- a) A widening across the full frontage of the site where it abuts Islington Avenue, of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Islington Avenue;
- b) 10.0 metre by 10.0 metre daylighting triangles at the Street "A" and Islington Avenue intersection; and,
- c) An additional 2.0 metre widening, 25 metres in length together with a 60 metre taper for the purpose of a right turn lane on Islington Avenue at Street "A".

51. A 0.3 metre reserve across the frontage of the draft plan of subdivision where it abuts Islington Avenue and along the daylighting triangles at Street "A" shall be conveyed to the Regional Municipality of York, free of all costs and encumbrances.
52. A grading easement along the west limit of the valley lands within the draft plan of subdivision shall be granted to the Regional Municipality of York, free of all costs and encumbrances, to accommodate grading slopes along Islington Avenue. The exact limits of the grading easement will be identified upon completion of the Environmental Study Report for the reconstruction of Islington Avenue or upon submission of detailed grading drawings for the subdivision work.
53. The intersection of Street A and Islington Avenue shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection work including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
54. The Owner shall provide a set of engineering drawings for review and approval by the Regional Transportation and Works Department which indicates the subdivision storm drainage system, site grading and servicing, plan and profile for proposed intersections, construction access and mud mat design, utility location plans, pavement markings, intersection illumination design and landscape plans.
55. Any existing driveways along the Regional road frontage of this subdivision shall be removed as part of the subdivision work.
56. 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 Regional Transportation and Works Department recommending noise attenuation features and the Owner shall agree to implement these noise attenuation features to the satisfaction of the Regional Transportation and Works Department.
57. Where noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, as follows:
 - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
 - b) that noise fences adjacent to Regional roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum of 2.5 metres in height, subject to the municipality's concurrence;
 - c) that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Regional Municipality of York; and,
 - d) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Regional Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
58. The Owner shall provide headlight screening between Islington Avenue and Street "C" consisting of either a screening fence or combination of a berm and planting, 1.2 to 1.5 metres in height, and shall be located entirely within the right-of-way of Street "C".

59. The Owner shall provide a copy of the subdivision agreement to the Region of York Transportation and Works Department outlining all requirements.
60. The Owner shall provide a Solicitor's Certificate of Title to the Region or York Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality or York.
61. The Owner shall enter into an agreement with the Region of York, 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 DC-3-98-77.

Toronto and Region Conservation Authority Conditions

62. Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, that the Owner shall:
 - a) Submit a detailed landscape plan for the Valley Land Block 59, to the satisfaction of the TRCA;
 - b) Submit a detailed engineering report for the review and approval of the Toronto Region Conservation Authority that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with the approved Master Environmental Servicing Plan for the Woodbridge Expansion Area (Block 53). This report shall include:
 - i) plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., Is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?
 - ii) storm water management techniques which may be required to control minor or major flows;
 - iii) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - iv) proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - v) location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation; and,
 - vi) overall grading plans for the subject lands.

That this draft plan of subdivision be subject to red-line revision in order to meet the requirements of this condition, if necessary.

63. That Valley Land Block 59 be conveyed to the Toronto and Region Conservation Authority free of all costs and encumbrances for the purpose of conservation.
64. That the Owner agree in the subdivision agreement, in wording acceptable to the Toronto and

Region Conservation Authority:

- a) to carry out, or cause to be carried out, to the satisfaction of the Toronto and Region Conservation Authority, the recommendations of the technical reports referenced in condition 62;
- b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to The Toronto and Region Conservation Authority; and,
- c) to erect a permanent fence to the satisfaction of the Toronto and Region Conservation Authority for lots abutting Valley Land Block 59.

A copy of the executed subdivision agreement should be provided to the Toronto and Region Conservation Authority when available, in order to expedite the clearance of this condition.

65. Prior to the registration of the draft plan of subdivision, the Owner shall provide for the necessary easements to ensure that municipal servicing infrastructure is provided to Canada Company Avenue to accommodate the future servicing of the Boyd Field Centre and possibly the reserve block in the southerly portion of the draft plan. The draft plan of subdivision shall be red-lined as necessary to meet this requirement.

Other Conditions

66. Final approval for registration may be issued in phases provided that:
 - a) Phasing is proposed in an orderly progression, and;
 - b) All government agencies agree to registration by phases and provide clearances as required in Conditions 1 to 65 inclusive; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
67. The City shall advise that Conditions 1 to 47 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
68. The Region of York shall advise that Conditions 48 to 61 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
69. The Toronto and Region Conservation Authority shall advise that Conditions 62 to 65 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.