

COMMITTEE OF THE WHOLE AUGUST 18, 2003

**ZONING BY-LAW AMENDMENT FILE Z.97.062
DRAFT PLAN OF SUBDIVISION FILE 19T-97V15 – PHASE II
ARTIBUS DEVELOPMENT CORPORATION
REPORT #P.2001.34**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision 19T-97V15 Phase II (Artibus Development Corporation), prepared by Weston Consulting Group Inc., dated August 5, 2003, BE DRAFT APPROVED, as red-lined August 18, 2003, subject to the conditions of draft approval contained within Attachment #1.
2. THAT Zoning By-law Amendment Application Z.97.062 (Artibus Development Corporation) BE APPROVED, to rezone the lands to the appropriate zone categories, and to zone the lands shown on Attachment #3 with an 'H' Holding Provision pending servicing allocation.
3. FOR the purposes of notice, the Subdivision Agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #601 and conform to the approved "Cash-In-Lieu of Parkland Policy."
4. That the Owner enter into an agreement with the City of Vaughan, indicating Lots 263 to 270 inclusive, Lots 276 to 300 inclusive, and Blocks 301 to 304 inclusive, will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

Purpose

On November 21, 2002, the Owner submitted applications to amend the Zoning By-law, and for Phase II of Draft Plan of Subdivision 19T-97V15, consisting of:

Detached Units	87
Semi-Detached Units	92
Street Townhouse Units	<u>24</u>
Total Units	203

Background - Analysis and Options

The lands are located on the west side of Weston Road, south of Major Mackenzie Drive, in Lot 20, Concession 6, City of Vaughan. The lands form the most easterly 8.943 ha of Draft Plan of Subdivision 19T-97V15 (Artibus Development Corporation). The surrounding land uses are:

- North - farm, MTO works yard (A Agricultural Zone)
- South - residential (RV3(W) Residential Urban Village Zone Three (Wide Shallow))
- East - Weston Road; future residential (A Agricultural Zone)
- West - approved residential (RV3 Residential Urban Village Zone Three)

On December 13, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Ratepayers Association and Vellore Woods Ratepayers Association. No comments were received. The recommendation of the Committee of the Whole at the Public Hearing on January 6, 2003, to receive the public hearing and forward

a comprehensive report to a future Committee meeting, was ratified by Council on January 13, 2003.

Official Plan

The lands are designated "Low Rise Residential" by OPA #600, as amended by site specific OPA #591. This designation permits single-detached residential, semi-detached residential and street townhouses. The proposed subdivision conforms to the Official Plan.

Although not designated "District Centre" by the Official Plan, the subject lands are located within the defined study area for the Vellore Village Community Study in the Block 39 Plan. The preparation of a tertiary plan for the District Centre is required to establish a planning framework to evaluate future development applications in this area. The requirements of OPA #600 have been fulfilled through the adoption of OPA #591.

Zoning

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. The lands will need to be rezoned to the appropriate residential zone to permit development proposed by the draft plan.

Developers Groups Agreement

The participating landowners in Block 39 have entered into a Developers' Group Agreement. The Agreement identifies the costs and obligations to be borne by each of the participating landowners within the block plan, which includes but is not limited to the provision of parks, feeder roads, stormwater management ponds and municipal services. This agreement will provide for additional parties to become party to the agreement when they develop. Prior to final approval of the subdivision, the Owner must enter into the Block 39 Developers' Group Agreement, to the satisfaction of the City of Vaughan.

Servicing

On June 23, 2003, Council adopted the following recommendation:

"That sanitary servicing report from the Maple Service District of York Durham Sanitary System and water servicing capacity from Pressure District No. 6 of the York Water System for 408 persons be allocated to Artibus Phase II File 19T-97V15."

The allocation for 408 persons is equivalent to 120 units, based on 3.4 people per unit. The draft plan of subdivision has 203 units, which means there is a shortage in allocation of 83 units. The draft plan has been redlined to show which units still require allocation. The zoning by-law will place an 'H' Holding Provision on the lots without allocation, which can be lifted when Council grants allocation.

Subdivision Design

The proposed plan of subdivision consists of 87 detached lots, 92 semi-detached lots and 24 street townhouses. Lot depths range from 30m to 35 m. The streets are all local roads and are 17.5m in width. Street 'N' is half the width of a road allowance which must be constructed in conjunction with development of the lands to the north. Street 'N' will be part of the ring-road around the Vellore Village District Centre.

Density

Official Plan #591 contains density policies for "Low Rise Residential" development. The minimum density is 17 units per hectare (uph), and a maximum of 40 units per hectare. Within

each quadrant of the Vellore Village District Centre the average density across the "Low Rise Residential" must not be less than 25 units per hectare.

The draft plan contains 203 units in an area of 8.943 hectares. The density of this development is 22.7 uph, and therefore conforms to the policies of the Official Plan. Densities of the other plans in the quadrant will need to be higher to bring the average density up to the minimum 25 uph required in the District Centre.

Waste Disposal Assessment Area

The subject lands fall within the Waste Disposal Assessment Area as identified in OPA #600 and therefore, subject to Section 5.14 policies for "Contaminated or Potentially Contaminated Sites", including the following:

"Where a site is determined to be contaminated, development will not be permitted until the site has been cleaned up in accordance with Provincial criteria and specifications. The following policies are applied specifically to the subject lands (Passer Lands):

- (i) written approval has been received from the MOE that the development satisfied the provisions of the Environmental Protection Act;
- (ii) studies have been carried out to the satisfaction of the municipality and the MOE that show development can safely take place;
- (iii) studies of gas, leachate and hydrogeology shall be carried out by qualified engineers;
- (iv) the City shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any structure; and,
- (v) the requirements of the MOE shall have been met."

The applicant submitted several reports to the Ministry of the Environment (MOE), including an Environmental Site Assessment and Final Remediation Report. On April 5, 2002, the MOE acknowledged a Record of Site Condition (RSC), documenting the remediation of the subject lands. On April 18, 2002, the MOE advised that they had completed an audit of the RSC, which included a review of the site assessment and clean-up reports prepared in support of the statements in the RSC. The MOE advised that, based on their review of the reports, "we agree that the property meets the criteria for use as a residential site, as defined in the Guideline for Use at Contaminated Sites in Ontario, July 1996, revised February 1997."

A condition has been included that agreements of purchase and sale contain a notification clause advising of the identification of the lands as a waste disposal site, and MOE's position that the property meets the criteria for residential use. A condition also requires that a copy of the Record of Site Condition, MOE letters acknowledging the RSC, and the results of the MOE audit, be available in the sales centre for public review.

Parkland

The Urban Design Department has calculated the parkland dedication to be 0.68ha, on the basis of 1 ha per 300 units. As there is no parkland in this plan, cash-in-lieu of 0.68 ha will be required.

Agency Comments

The Regional Municipality of York has advised that they have no objection to the draft plan, subject to the allocation of services by the City, and several conditions which are contained in Attachment #1.

The TRCA has advised that they have no objection subject to the conditions of draft approval, which are contained in Attachment #1.

The York Region District School Board and Canada Post have no objection to the proposed development subject to conditions, which have been included in Attachment #1.

Conclusion

The proposed draft plan of subdivision conforms to the policies of the Official Plan and is considered appropriate for the development of the land, subject to the conditions contained in Attachment #1. The lots which have been red-lined on Attachment #3 will be subject to an 'H' Holding Provision in the Zoning By-law until servicing allocation has been granted by Council. Should Committee concur, the 'Recommendation' can be adopted.

Attachments

1. Draft Conditions
2. Location Map
3. Draft Plan – Red-lined August 18, 2003
4. Phase Two of Draft Plan

Report prepared by:

Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT NO. 1

DRAFT PLAN OF SUBDIVISION 19T-97V15 (PHASE II) ARTIBUS DEVELOPMENT CORPORATION LOT 22, CONCESSION 6, CITY OF VAUGHAN

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-97V15 (PHASE II), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Weston Consulting Group Inc., drawing #G4.3, dated August 5, 2003, as red-lined on August 18, 2003, to incorporate the following revisions:
 - a) Lots 263 to 270 inclusive, Lots 276 to 300 inclusive, and Blocks 301 to 304 inclusive, are subject to the provisions of a separate agreement restricting the sale of said lots by the Owner or subsequent purchasers all the lots pending allocation of servicing capacity by the City.
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, subject to the following:
 - a) Lots 263 to 270 inclusive, Lots 276 to 300 inclusive, and Blocks 301 to 304 inclusive, shall be subject to an 'H' Holding Provision, to be lifted once the City allocates servicing capacity.
3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 321-99.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval. Any and all appropriate revisions, as required shall be made to the Block Plan for Block 39 reports to the satisfaction of the City.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m sideyards, or having roof encroachments, prior to transfer of land.
7. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.

8. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
9. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.
10. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
11. The Owner agrees that prior to final approval of the Plan, 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.
12. The Owner shall agree that construction access shall be provided only in a location approved by the City and/or the appropriate authority.
13. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City.
14. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
15. The Owner shall not apply for building permits and the City shall not issue building permits for lots fronting onto Street "N" until Street "N" is constructed to the satisfaction of the City.
16. The Owner shall agree in the subdivision agreement that all part blocks within the plan of subdivision shall only be developed in conjunction with abutting part blocks of adjacent draft plans of subdivision.
17. 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.
18. The Owner shall agree that no building permits will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available and allocated thereto.
19. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and either the Director of Urban Design or the Director of Community Planning, prior to issuance of a building permit.
20. Prior to final approval of the Plan, the Owner shall prepare a Traffic Management Plan that details the location of traffic signals, traffic calming etc., which reflects the latest road network to the satisfaction of the City.

21. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in revisions to the road widths, intersection, lotting pattern and number of lots to the satisfaction of the City.
22. Prior to commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological 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 Owner shall agree in the subdivision agreement to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development to the satisfaction of the City.
23.
 - (a) Prior to the City entering into a subdivision agreement with the Owner, the Owner shall enter into an approved Developers' Group Agreement for Block 39, to the satisfaction of the City, respecting, but not limited to, any cost sharing for the provision of roads and municipal services including the provision of a skeleton road and servicing network within Block 39.
 - (b) Prior to final approval, the Trustee for Block 39 Developers' Group shall provide the City with a letter indicating that the Owner has fulfilled all cost-sharing and other obligations of the Block 39 Developers' Group Agreement.
24. The Owner shall construct a temporary vehicular turn-around on the following roads:
 - (a) North end of Street "I"
 - (b) North end of Street "J"

The Owner shall maintain and not remove the vehicular turn-around until the development of the adjacent lands and the extension of the road allowance, the Owner shall remove the vehicular turn-around and restore the affected road allowance at its cost and to the satisfaction of the City.

25. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 190, 191, 212 and 213 on the Plan:

"Purchasers and/or tenants are advised that this dwelling may front onto a temporary vehicular turn-around. The vehicular turn-around will be removed upon the development of the adjacent lands and the extension of the road allowance."
26.
 - a) Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
 - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - 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;
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
 - v) overall grading plans for the subject lands; and
 - vi) storm water management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
- b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
27. The Owner shall agree:
- a) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act;
 - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and
 - c) to provide a copy of the executed subdivision agreement to The Toronto and Region Conservation Authority.
28. Prior to final approval, the Owner shall pay the 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 subject plan.
29. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Hydro Vaughan Distribution Inc., its successors and assigns, (herein Hydro Vaughan) 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 Hydro Vaughan 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 Hydro Vaughan Distribution Inc and the City.
30. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by the City and the Region of York; and the Owner shall agree to implement the approved abatement measures.
31. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.

32. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
33. The Owner shall agree to pay the City at the time of registration of the Plan, an additional voluntary payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
34. Prior to final approval, the Owner shall submit a tree assessment, including 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 to undertake the measures identified in the City-approved assessment. The Owner shall not remove trees, without written approval by the City.
35. The Owner shall convey any designated woodlots in the plan to the City pursuant to the provisions of OPA #600. Despite any other condition, prior to application for a Building Permit and subject to the Development Charges Act, the Owner shall enter into a Front Ending Agreement for the purpose of the acquisition and transfer of woodlots in conformity with the provisions of Section 5.11, terrestrial (Woodland) Resources Protection Policies of OPA #600.
36. The Owner shall agree in the subdivision agreement to implement the approved Urban Design Guidelines, Landscape Master Plan and Architectural Control Guidelines for Block 39 (Vellore Village) as approved by Council.
37. 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.
38.
 - a) Prior to final approval and prior to commencement of any works on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological Unit) and the City; the Owner shall agree to take protective measures required by the City for such sites.
 - b) Prior to the commencement of any archaeological field work, a copy of the contract information sheet which was submitted to the Ontario Heritage Foundation, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Facility Master Plan Study housed in the City of Vaughan Archives, prior to commencing any fieldwork.
39. The Owner agrees to:
 - a) provide the following for each community mailbox site, as shown on the servicing plans:
 - i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions.

- b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
 - c) to be responsible for notifying the purchaser of the exact community mailbox locations prior to the closing of any home sale.
 - d) provide a copy of the executed agreement to Canada Post.
40. 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:
- a) within the entire subdivision plan:
 - "Purchasers are advised that the roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and 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 reduce pavement widths that are narrower than City standards. Traffic calming measures have also been incorporated in the road design."
 - "Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels may continue to be of concern and occasionally interfere with some activities of the building occupants."
 - "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, therefore streets within this Plan of Subdivision may be subject to public transit bus traffic."
 - "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."
 - "Purchasers and/or tenants are advised that the City has not imposed 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 a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
 - "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
 - "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."

- "Purchasers and/or tenants are advised that the Ministry of Transportation operates a heavy industrial site (patrol yard) in the area."

41. 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 Community Planning Department, at 2141 Major Mackenzie Drive, (905)832-8565."

"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."

42. Where the Owner and the City determine that the Owner will develop the park block(s), the Owner shall agree that the design, securities and construction for the park(s) will be addressed through an agreement in accordance with the City's "Developer Build/Parks Development Policy, OPA #600 and future lands."

43. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a building permit.

44. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and

time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.

45. a) All sales offices marketing lots and units located within Plan of Subdivision 19T-97V15 (Revised) include on-site, and available for review by the public, a copy of the MOE Acknowledged Record of Site Condition and letters dated April 5, 2002 and April 18, 2002 from the Ministry of Environment to Artibus Development Corporation respecting the acknowledgement of the Record of Site Condition and the results of the MOE audit of the Record of Site Condition.
 - b) Prior to final approval, the Owner shall reimburse the City for the cost of the environmental peer review of the environmental site assessment reports, site specific risk assessment and related reports in respect of remediating the subject lands in accordance with the Guideline for Use at Contaminated Sites in Ontario 1996, revised 1997.
46. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision 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.

Region of York Conditions

47. 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 roadwork, construction access and mud mat design, utility location plans and landscape plans.
48. The Region of York Transportation and Works Department, Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity are available for the proposed development and has been allocated thereto by the City of Vaughan. 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 approval, the Region of York transportation and Works Department shall confirm that adequate water supply and sewage treatment capacity continues to be available prior to final approval of any remaining portion of the plan, and continued capacity availability may require infrastructure additions or improvements.
49. Any street intersection with a Regional Road shall be designed and constructed to the satisfaction of the Region, including any interim or permanent intersection work such as turning lanes, profile adjustments, illumination and/or signalization as deemed necessary.
50. Access to the subject lands shall be provided to the satisfaction of the Region of York Transportation and Works Department via the collector road system on the neighbouring subdivision lands. The collector road intersections to the Regional Road system required to provide access to the subject lands shall be designed and constructed to the satisfaction of the Region of York Transportation and Works Department.

51. The Owner shall agree:
- a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way.
 - b) that any noise attenuation required fences adjacent to Regional roads shall be constructed only on the private side of the 0.3 metre reserve, to a maximum of 2.5 metres in height, subject to the area 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 Region.
 - d) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality, must be approved by the Region and maintained by the area municipality, with the exception of the usual grass maintenance.
52. The Owner shall provide the following to the Region of York:
- a) a copy of the executed subdivision agreement; and
 - b) a Solicitor's Certificate of Title to the Region of 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 of York.
53. Contracts for the required capital works shall have been let prior to registration of this subdivision or any phase thereof.
54. 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.

York Region School Boards

55. Prior to final approval, the City shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Board(s).

Other Conditions

56. 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 government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 55 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

57. The City shall advise that Conditions 1 to 46 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
58. The Regional York shall advise that Conditions 47 to 54 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
59. York Region School Board shall advise that Condition 55 has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Attachment 2

FILE No.:
19T-97V15
Z-97.062
August 14, 2003
Not to Scale



Community Planning Department

Location Map

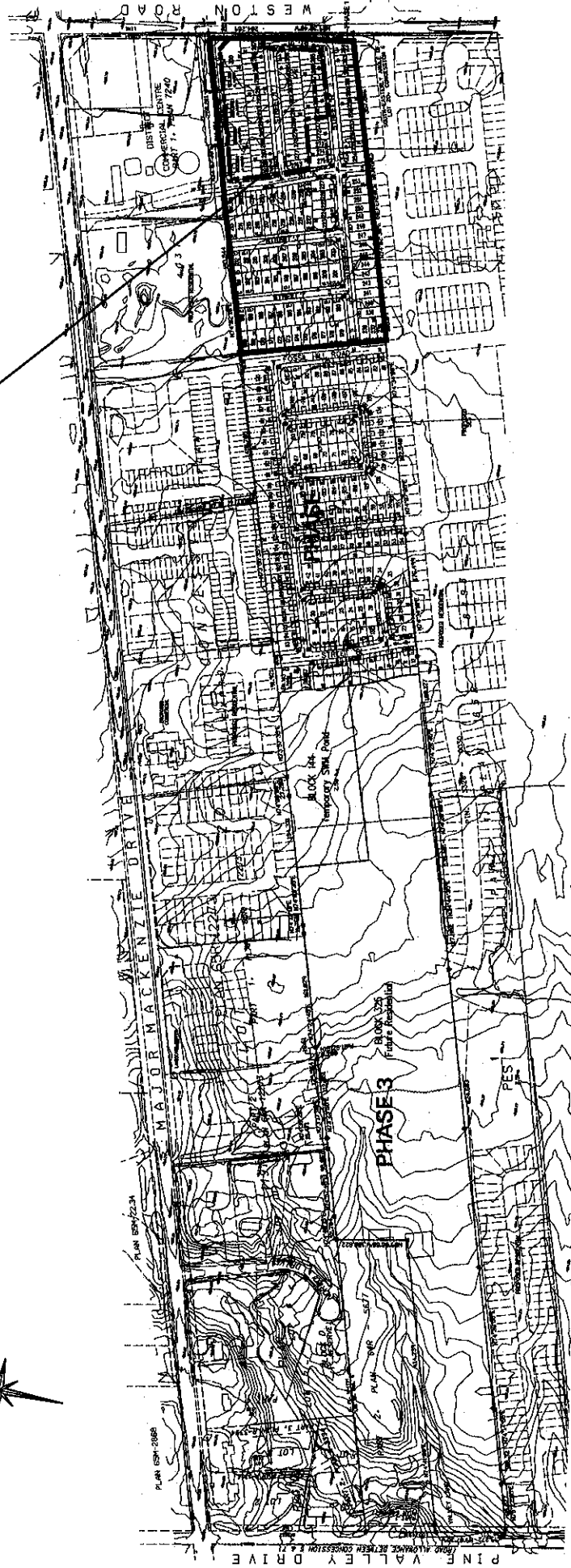
Lot 20,
Concession 6
APPLICANT:
ARTIBUS DEVELOPMENT
CORPORATION

SUBJECT LANDS





Lots Subject to
'H' Holding Provision



RED-LINED
AUGUST 18, 2003

SUBJECT LANDS -
PHASE TWO

Draft Plan of Subdivision

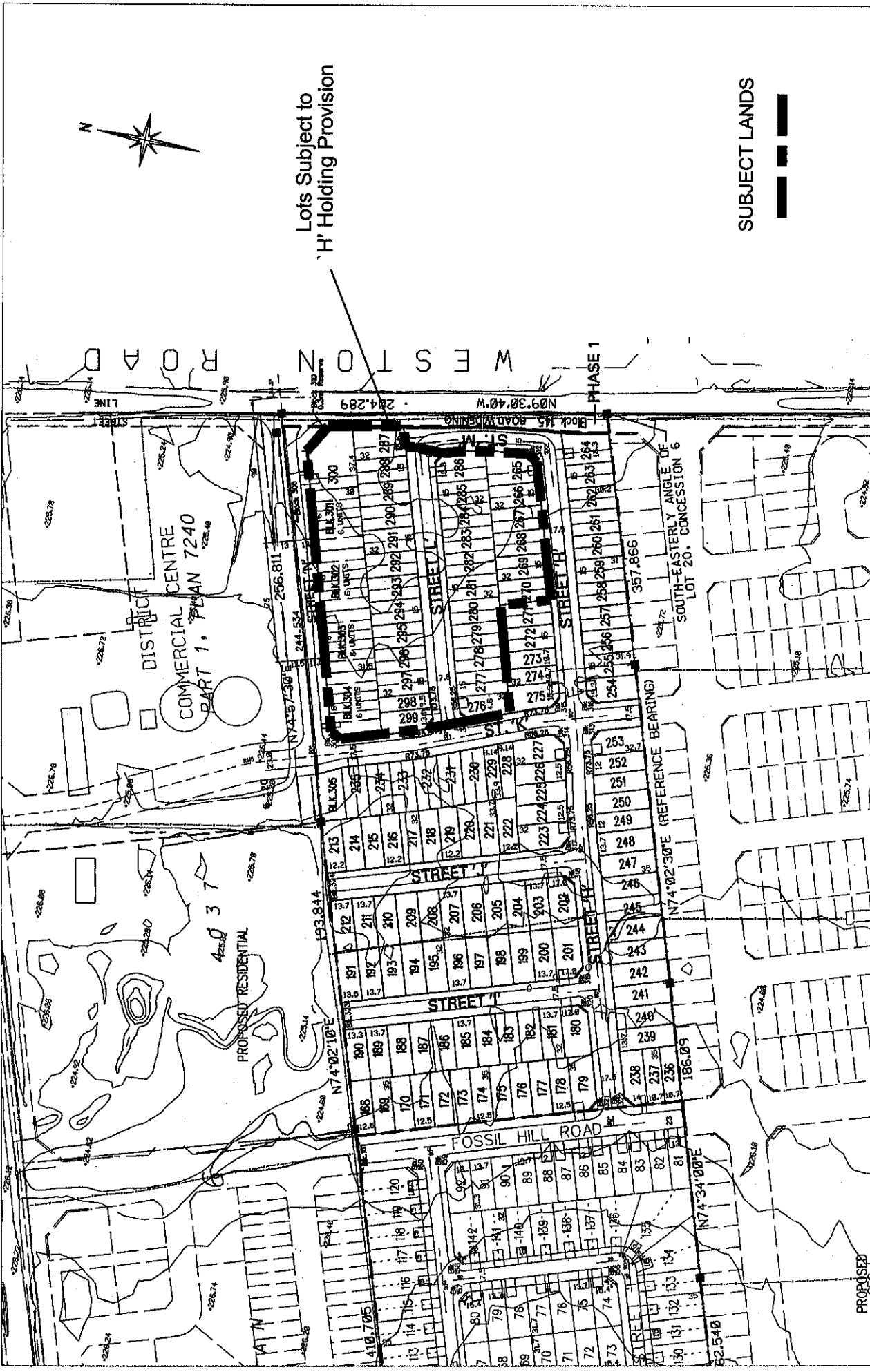
Lot 20,
Concession 6
APPLICANT:
ARTIBUS DEVELOPMENT
CORPORATION



Community Planning Department

Attachment 3

FILE No.:
19T-97V15
Z.97.062
August 14, 2003
Not to Scale



Phase Two of Draft Plan

Lot 20,
Concession 6
APPLICANT:
ARTIBUS DEVELOPMENT
CORPORATION



Community Planning Department

Attachment

4

FILE No.:
19T-97V15
Z.97.062
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Not to Scale

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