

**COMMITTEE OF THE WHOLE MAY 3, 2004**

**OFFICIAL PLAN AMENDMENT FILE OP.02.015  
ZONING BY-LAW AMENDMENT FILE Z.02.060  
DRAFT PLAN OF SUBDIVISION FILE 19T-02V04  
CLIFTONGATE INVESTMENTS INC.  
REPORT #P.2002.64**

**Recommendation**

The Commissioner of Planning recommends:

1. That Official Plan Amendment Application OP.02.015 (Cliftongate Investments Inc.) BE APPROVED to redesignate the subject lands to "Low Density Residential".
2. That Zoning Amendment Application Z.02.060 (Cliftongate Investments Inc.) BE APPROVED to rezone the subject lands to R5 Residential Zone, with the required exceptions to implement the proposed draft plan of subdivision.
3. That Draft Plan of Subdivision 19T-02V04 (Cliftongate Investments Inc.) prepared by EMC Group Limited, dated July 30, 2002 as revised March 31, 2003, BE DRAFT APPROVED, subject to:
  - i) the Official Plan Amendment being in full force and effect; and;
  - ii) the conditions of approval set out in Attachment #1 to this report.
4. That the subdivision agreement contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid for the plan in accordance with the approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. That the following resolution be passed allocating sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-02V04 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 18 residential units following the execution of a subdivision agreement to the satisfaction of the City."

**Purpose**

On July 30, 2002, the Owner submitted an application to amend the Official Plan and the Zoning By-law to redesignate and rezone the subject lands to the appropriate residential zone category to permit a proposed draft plan of subdivision comprised of 9 semi-detached lots (18 units) on a 0.772 ha parcel.

**Background - Analysis and Options**

The 0.772 ha site is located on the east side of Cranston Park Avenue, south of Teston Road, in Lot 25, Concession 4, City of Vaughan. The vacant site is relatively flat, and fenced on its north, east and south sides.

The subject lands are designated "Local Convenience Commercial" by OPA No. 350 (Maple Community Plan), and zoned C3 Convenience Commercial Zone by Zoning By-law 1-88. The surrounding land uses are:

North - vacant (OS2 Open Space Park Zone), Teston Road  
South - residential (RM1 Street Townhouse Dwelling Zone)  
West - Cranston Park Avenue; residential (R4 Residential Zone)  
East - residential (R4 Residential Zones)

On September 13, 2002, a Notice of Public Hearing was circulated to all landowners within 120m of the subject property. A letter has been received stating that the commercial site provides the opportunity for convenience stores, bakeries, delis, etc. and is more valuable to the community than additional housing. The letter also notes that since the lands north of Teston Road, between Jane Street and Keele Street, are scheduled for residential development, the need for a commercial site will be greater.

The Maple Springs Ratepayers Association also submitted a letter raising several concerns, including the following:

- residents abutting the site prefer to back onto a commercial property;
- there are too many people in this area already, and 18 additional families would add to the congestion;
- there are not enough parks and schools in the area for the additional population;
- the proposed semi-detached units are undesirable and not aesthetically pleasing;
- the traffic in the area is congested and this proposal would make the situation worse;
- the schools in the area are overcrowded and can't handle any more children;
- grading of the proposed development with the existing dwellings is a concern;
- there is a lack of parking for the proposed development;
- emergency services may be compromised; and,
- prepared to accept 9 or less detached dwellings as a compromise.

A notice of this meeting was sent to the Maple Springs Ratepayers Association, and those individuals having requested written notice.

#### Official Plan

The lands are designated ‘Local Convenience Commercial’ by OPA No. 350 (Maple Community Plan). An amendment to the Official Plan is required to redesignate the lands to the appropriate residential designation to permit the proposed residential use.

Within the “Low Density Residential” designation, semi-detached units are permitted at a maximum density of 22 units/net residential hectare. The proposed plan yields a density of approximately 21units/net hectare. Therefore, the proposal could be implemented with the “Low Density Residential” designation of OPA No. 350.

The Region of York has approved the applicant’s request for an exemption from Regional approval of the proposed Official Plan Amendment.

#### Zoning

The lands are zoned C3 Local Commercial Zone by Zoning By-law 1-88, which does not permit residential uses. The applicant has submitted a zoning amendment application to rezone the subject lands to R5 Residential Zone to implement the proposed plan of subdivision. The proposed lots appear to comply with the minimum lot frontage and area requirements of the R5 Zone.

### Compatibility

The surrounding land uses include open space to the north, detached dwellings to the east (9 m frontages) and west (12 m frontages), and townhouse dwellings to the south. The proposed residential use would eliminate many of the nuisances generally associated with a commercial use (i.e. odours, garbage, aesthetic, loitering, traffic etc.), by abutting residential lots.

The proposed semi-detached development form is considered compatible with surrounding development. Lands in the immediate area are developed with a mix of housing forms, including detached dwellings on various lot sizes (ranging between 9 to 10 metres) and townhouse dwellings on Kinney Gate, Craddock Street and Maple Meadows Lane. Many of the proposed lots are “pie-shaped”, having a rear lot line wider than the abutting lots, and lot depths ranging from 30 to 46.3 metres. Accordingly, Staff is satisfied that the proposed subdivision is appropriate from a land use compatibility and development form context.

### Local Convenience Commercial Designation

This subject property has been designated for commercial uses since May 1993, when OPA No. 350 (Maple Community Plan) was approved, and has not attracted a commercial development. The Maple Community Plan shows the Local Convenience Commercial designation for this property extending to Teston Road. However, a pioneer family cemetery was discovered on the northerly portion of the property and subsequently rezoned to OS2 Open Space Conservation Zone. Consequently, the local commercial designation was reduced by approximately 0.25 ha, to 0.772 ha, and no longer has frontage and visibility onto Teston Road, which can impact on commercial viability.

The lands on the north side of Teston Road are designated for rural agricultural uses and, will not create additional market support for a commercial use on this site. Ultimately, if this area is redesignated for urban use, the appropriate commercial sites will be included for the community north of Teston Road.

Although the site could serve some needs of the local community, the redesignation of a 0.772 ha commercial site, which has no frontage onto an arterial road and has remained undeveloped despite the completion of the surrounding neighbourhood, is not expected to have a significant impact on the retail/commercial requirements of the community. There would appear to be sufficient commercial facilities to the south and west along Jane Street and Major Mackenzie Drive to serve the community. The proposed residential use is more compatible than a commercial use from a land use perspective, with the existing residential development surrounding the site.

Staff recommends that a notice of the presence of a historical cemetery be placed on title for those lots abutting the site.

### Draft Plan of Subdivision

The draft plan consists of a total of 9 semi-detached lots, fronting on a short cul-de-sac extending east from Cranston Park Avenue. The lots range in frontage from 16.2 to 18.7 metres (53 to 61.3 ft.) and several of the lots are “pie shaped”.

The subject property must be redesignated and rezoned to facilitate the proposed development. Accordingly, Staff recommend that the notice of decision for the draft plan of subdivision approval not be issued until the Official Plan Amendment is in full force and effect. A recommendation has been included in this respect.

## Services

The Engineering Department has reviewed the applications and has provided the following comments:

### Sanitary Servicing

The subject site can be serviced through the existing manhole on the site and the 200mm diameter sanitary sewer on Cranston Park Avenue that will convey flows to the existing system within Registered Plan 65M-3153.

### Water System

The subject lands are located within service area Pressure District No.7 of the York Water Supply System. Water supply can be provided by connecting to the existing valve and chamber at the site.

### Storm Drainage

The drainage system should conform to the original External Drainage Plan. The minor storm system on the subject land will be drained through the existing control manhole on the site. The major storm system will flow to Cranston Park Avenue to follow the overland flow pattern of the neighbourhood.

### Roads

The street on the Plan shall be designed in accordance with the City's standards and criteria. Access to the subject lands will be from Cranston Park Avenue.

### Sewage and Water Allocation

The Engineering Department has advised that the Region of York has now confirmed the availability of additional interim sewage servicing capacity for 2,800 persons equivalent in the Maple Collector, servicing allocation capacity for this application may be recommended in conjunction with draft plan approval as follows:

That Council passes the following resolution with respect to the allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-02V04 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 18 residential units following the execution of a subdivision agreement to the satisfaction of the City.”

## Urban Design Department

The Urban Design Department has advised that cash-in-lieu of parkland dedication is required for the proposed plan. The preliminary parkland dedication calculation is as follows:

Total Number of Units	18 units
Total parkland at 1 ha per 300 units	0.060 ha
<b>TOTAL PARKLAND DEDICATION</b>	<b>0.060 ha</b>
Parkland Provided in the Plan	0.000 ha
<b>TOTAL PARKLAND UNDERDEDICATION</b>	<b>0.060 ha</b>

### Region of York

The Region of York has advised that they have no objections to the proposed amendment to the Official Plan and has provided a number of standard conditions of draft plan approval.

### Other Agencies

The School Boards have advised that they have no objection to the applications. Canada Post has provided its' standard list of conditions.

### **Relationship to Vaughan Vision 2007**

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

### **Conclusion**

Community Planning Staff is of the opinion that the proposed Official Plan amendment to redesignate the lands for residential use represents an appropriate development of the subject lands. The proposed residential development is compatible with surrounding development from both a land use and development form perspective. The proposed rezoning of the lands to "R5 Residential Zone" would facilitate the draft plan of subdivision for semi-detached lots with 16 to 19 metre frontages.

For these reasons, Staff recommends approval of the Official Plan and zoning amendment applications. Furthermore, it is recommended that the proposed plan of subdivision be draft approved, subject to the conditions of approval provided on Attachment #1. However, it is recommended that the notice of decision of approval for the draft plan of subdivision not be issued until such time as the Official Plan is in full force and effect. Should Council concur, the recommendation of this report can be adopted.

### **Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Proposed Draft Plan of Subdivision

### **Report prepared by:**

Mauro Peverini, Planner, ext. 8407  
Art Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM

## **ATTACHMENT NO. 1**

### **STANDARD CONDITIONS OF DRAFT APPROVAL**

#### **DRAFT PLAN OF SUBDIVISION 19T-02V04 CLIFTONGATE INVESTMENTS INC. LOT 25, CONCESSION 4, 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-02V04, ARE AS FOLLOWS:**

#### City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by EMC Group Limited, dated July 30, 2002 (revised March 31, 2003).
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. The Particular zoning category to be applied is as follows:

All residential lots: R5 Residential Zone with exceptions.

3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 406-2003.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. Final engineering design(s) may result in minor variations to the Plan (eg., 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.
11. The Owner shall agree that construction access shall be provided only in a location approved by the City and/or the appropriate authority.
12. 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.
13. 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.
14. 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.
15. 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.
16. The Owner shall agree that on Lots 1 and 9, an upgraded elevation shall face the flankage side facing Cranston Park Avenue. Prior to issuance of a building permit, the Director of Urban Design and/or the Director of Community Planning shall approve the flankage elevation for these lots.
17.
  - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
  - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
  - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
18. 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.
19. Prior to final approval of the Plan, the modifications to the Flow Splitting Chamber in the Maple Collector sewer north of Langstaff Road must be in place to the satisfaction of the City and the Region.
20.
  - 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.
- 21. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. 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 implement the approved abatement measures.
- 22. 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.
- 23. 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.
- 24. Prior to final approval, the Owner shall prepare a fencing plan that illustrates the integration with the existing fencing on the surrounding lots.
- 25. 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. The Owner shall not remove trees without written approval by the City.
- 26. 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.
- 27.
  - a) Prior to 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 elevation 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.
  - b) Prior to final approval or registration of the development application or plan of subdivision, the Owner by way of development application or 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.

28. 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) provide a copy of the executed agreement to Canada Post.
29. 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 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 dwelling occupants."
    - "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
    - "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
    - "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 where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within the vicinity of the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and

vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

- "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, renters, lessees are hereby advised that at the time of approval of this development the Keele Valley Landfill Site and associated waste management activities is in operation east of the subject development. Regardless of on-going engineering, monitoring and maintenance of activities, during the operating life of the landfill, site impacts including but not limited to odor, dust or noise will be expected from time to time, potentially interfering with the occupants' use and enjoyment of the property."
  - "Purchasers, renters, lessees are advised that despite the inclusion of noise control features in this development and within the dwelling unit, noise levels from Canada's Wonderland may continue to be of concern, occasionally interfering with some activities of the dwelling occupants."
  - "Purchasers, renters, lessees are advised that a pioneer family cemetery is located on Block 217, Plan 65M-3153, immediately abutting the north limit of the subdivision plan (File 19T-02V04)."
  - "Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Cranston Park Avenue and Teston Road."
30. 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."

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

31. Prior to final approval, a soil 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.
32. 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.
33. 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.
34. 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).

#### Region of York Conditions

35. The Region shall confirm that contracts have been let for the required water supply and sanitary servicing facilities.
36. 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.
37. 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.

### Other Conditions

38. 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 37 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
39. The City shall advise that Conditions 1 to 34 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
40. The Regional York shall advise that Conditions 35 to 37 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

# Attachment 2

FILE No.:  
19T-02V04  
Z.02.060 &  
OP.02.015

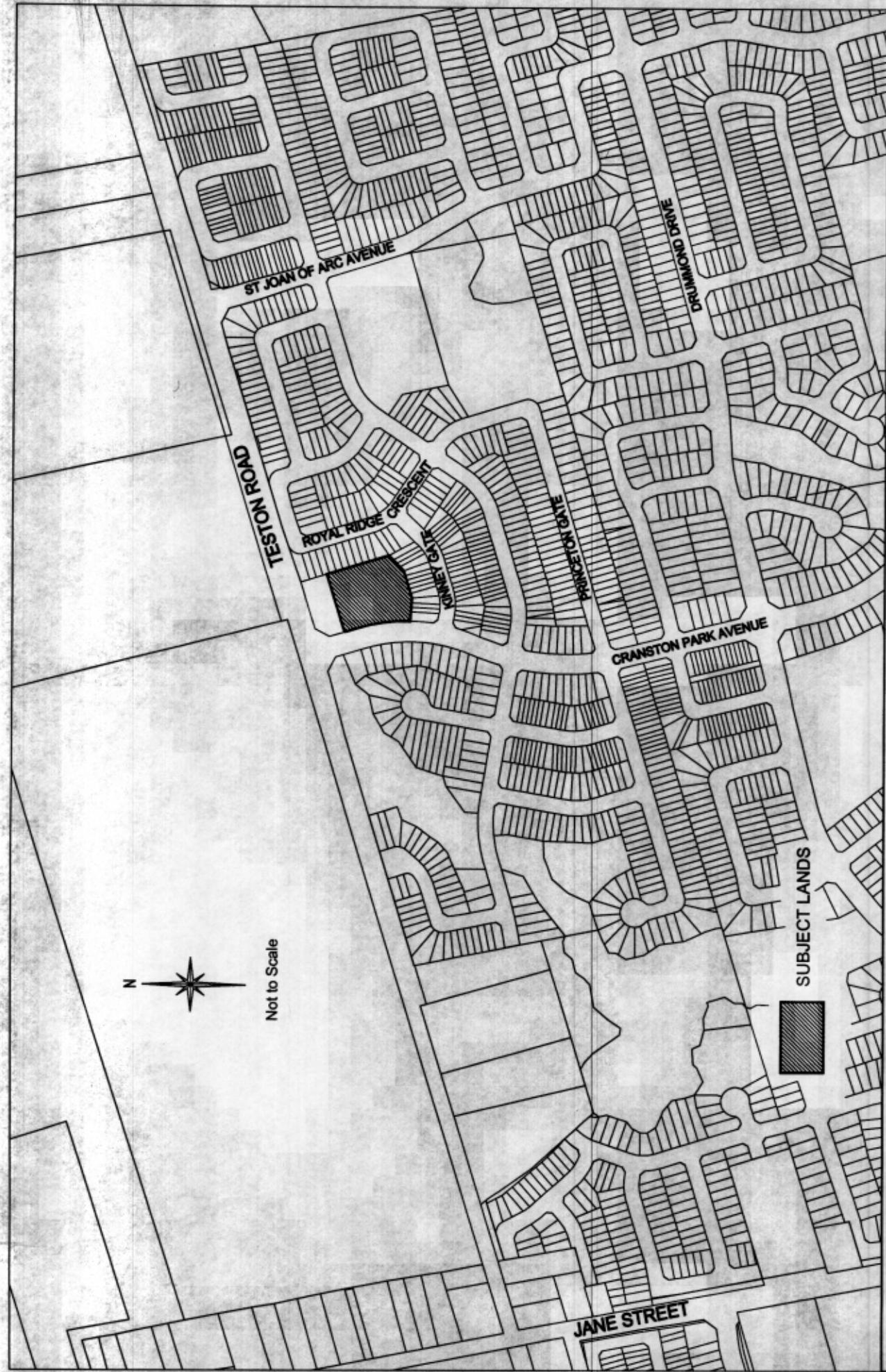
August 14, 2003

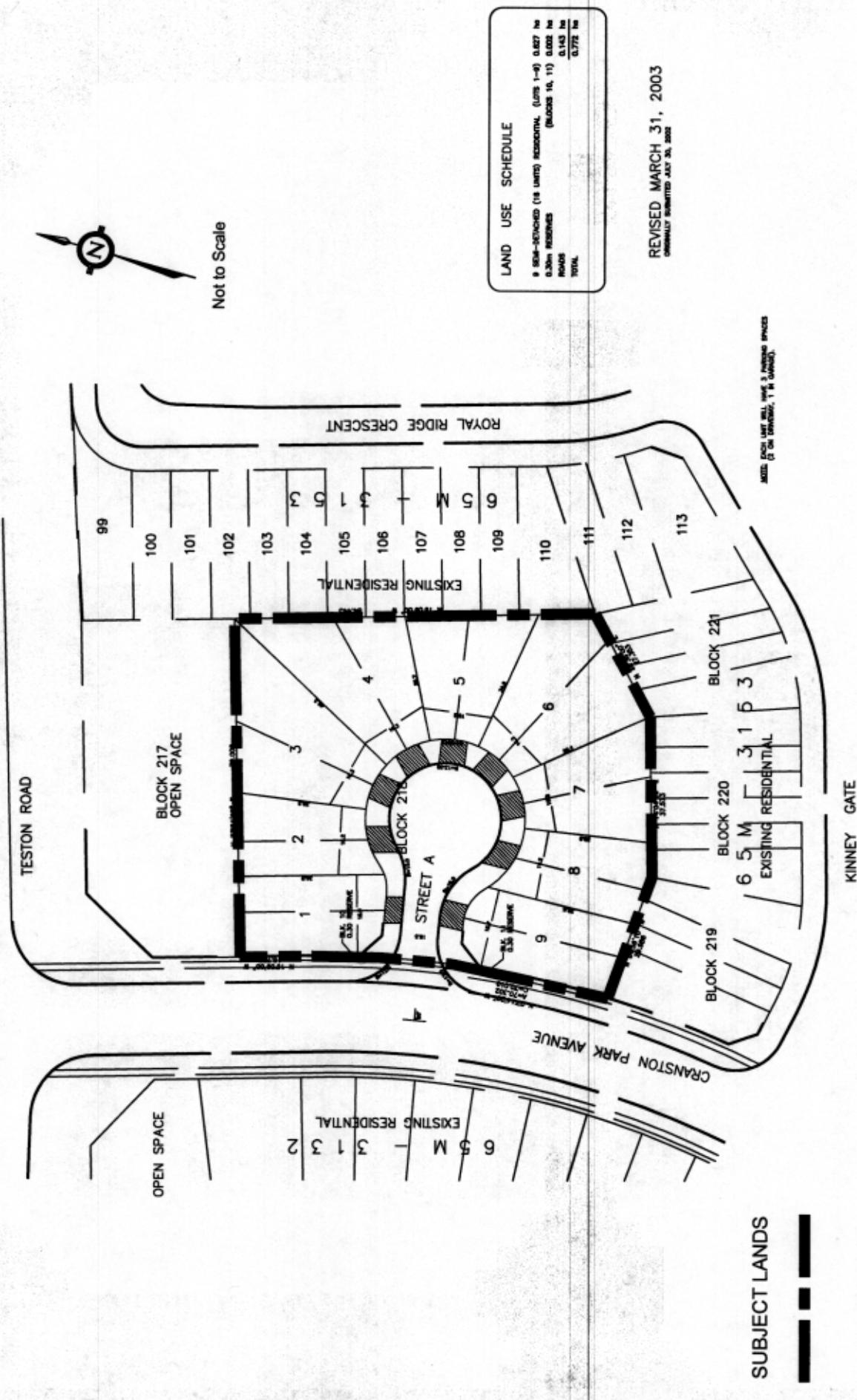


Community Planning Department

## Location Map

Part of Lot 25,  
Concession 4  
APPLICANT:  
CLIFTONGATE INVESTMENTS INC.





## Draft Plan of Subdivision

Part of Lot 25,  
Concession 4  
APPLICANT:  
CLIFTONGATE INVESTMENTS INC.

City of  
**Vaughan**

Community Planning Department

# Attachment 3

FILE No.:  
19T-02V04  
Z.02.060 &  
OP.02.015  
August 14, 2003