

**COMMITTEE OF THE WHOLE MAY 17, 2004**

**ZONING BY-LAW AMENDMENT FILE Z.02.087  
DRAFT PLAN OF SUBDIVISION FILE 19T-02V11  
HUMBERVIEW ESTATES LIMITED  
REPORT #P.2003.14**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning Amendment Application Z.02.087 (Humberview Estates Limited) BE APPROVED, to rezone the subject lands to the appropriate zone categories and to provide exceptions to zoning standards, as required, to implement the approved draft plan of subdivision.
2. That Draft Plan of Subdivision 19T-02V11 (Humberview Estates Limited) prepared by Matthews Planning & Management Ltd., dated April 29, 2004, BE DRAFT APPROVED, subject to the conditions set out in Attachment #1.
3. For the purposes of notice, the subdivision agreement shall 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.
4. 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-02V11 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 23 residential units following the execution of a subdivision agreement to the satisfaction of the City."

**Purpose**

On December 18, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to the appropriate residential zone category to permit a proposed draft plan of subdivision on a 1.284 ha parcel. The plan contains 23 residential lots.

**Background - Analysis and Options**

The site is located south of Teston Road, east of Jane Street, within Lot 25, Concession 4, City of Vaughan.

The subject lands are designated "Low Density Residential" by OPA 350 (Maple Community Plan) and zoned RR Rural Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential (R3 and R4 Residential Zones)
- South - residential (A Agricultural and R2 Residential Zones)
- East - residential (R4 Residential Zone)
- West - Jane Street; commercial (C4 Neighbourhood Commercial Zone)

On January 24, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the Maple Springs Ratepayers Association. Six responses have been received from residents in the vicinity of the subject property. The property owner immediately to the east requested that Lot 13 have a minimum interior yard of 1.2m.

The other responses raised concerns regarding the alignment of the proposed lots along the south side of Colombo Crescent in relation to the lots to the south on Pine Hollow Crescent. They expressed that the new lots should have equal widths to the existing lots to the south.

At the public hearing held on February 17, 2003, Council directed that the applicant meet with the area residents. The consultant for the project arranged a meeting for April 3, 2003 and subsequently forwarded a synopsis of the issues discussed, as summarized below:

- the residents on Pine Hollow Crescent indicated that they were pleased that the plan had been revised to widen lots backing onto their properties to 15m; and
- the residents requested that the agent consider increasing the width of the remaining lots at the west end of Columbo Crescent, despite the letter from the owner of the abutting 10621 Jane Street agreeing to the lesser width proposed.

All of the above issues raised through the notice process are addressed further in this report. A notice of this Committee of the Whole meeting was sent to those individuals on file having expressed interest in this application.

#### Official Plan

The lands are designated "Low Density Residential" by OPA 350 (Maple Community Plan), which permits detached residential units at a maximum density of 22 units/net residential ha. Based on 23 units on a land area of 1.284ha (including the lands for residential and roads), the density is 17.9 units per net ha.

The proposed development within the existing neighbourhood is compatible with the existing neighbourhood character in terms of physical form and scale. Staff is satisfied that the proposed draft plan of subdivision conforms to the Official Plan.

#### Zoning

The subject lands are zoned RR Rural Residential Zone by By-law 1-88. An amendment to the By-law is required to implement the proposed plan. The R2, R3 and R4 Residential Zones would implement the frontages and areas of the lots in the plan. Some site-specific zoning exceptions may be required to implement the draft plan as the lotting is more accurately measured through the preparation of the final plan.

#### Subdivision Design

The draft plan consists of a total of 23 residential lots, fronting on the extension and completion of the existing Columbo Crescent. The detached lots have frontages ranging from 9m - 15m, consistent with existing lots in the vicinity of the subject lands. The proposed plan would complete the undeveloped portion of the street.

#### Servicing

The Engineering Department has reviewed the proposed draft plan and provides the following comments:

### Sanitary Servicing

The subject site can be serviced through the existing 200mm stub on Columbo Crescent that will convey flows easterly to the 300mm diameter sanitary sewer on Ashton Drive.

The Engineering Department confirms that sewage capacity is available for the subject property and has provided a resolution allocating services to this plan.

### Water System

The subject lands are located within service area Pressure District No. 7 of the York Water Supply System and water supply can be provided via the existing 200mm watermain stubs on Columbo Crescent. Please note that the water line must be looped to the existing system by connecting to the stubs at both ends of the Columbo Crescent.

### Storm Drainage

The drainage system should conform to the original Subdivision Plan. The minor storm system on the subject land shall be drained through the existing 525mm diameter storm sewer on Columbo Crescent. The major storm system will flow along Columbo Crescent to Ashton Drive and discharge into the Don River.

### Roads

The road network and geometry shall conform to the original Subdivision Plan. Access to the subject land will be from Colombo Crescent from the north and the east. However, only the access from the east shall be used for construction purposes.

### Parkland

The Urban Design Department has reviewed the proposed draft plan of subdivision and has provided the following comments:

The preliminary parkland dedication for this plan is as follows:

Total Land Area Within Plan (Minus Credits)	1.284ha
Open Space Lands	0ha
Buffer	0ha
Total Credits	0ha
Total Parkland at 5% Dedication	0.064ha
Total Parkland Dedication	0.064ha
Parkland Provided In Plan	0 ha
Total Cash-In-Lieu Parkland	<u>0.064ha</u>

### Other 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 Toronto and Region Conservation Authority, York Catholic District School Board and Canada Post have no objections to the proposed development, subject to the draft conditions contained within Attachment #1.

### **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 draft plan of subdivision is an appropriate development for the lands and conforms to the density and land use policies of the Official Plan. Similarly, the proposed rezoning of the subject lands to R2, R3 and R4 Residential Zones will implement the proposed draft plan of subdivision.

For these reasons, Staff recommends approval of the zoning amendment application and the red-lined draft plan of subdivision, subject to the conditions of approval provided on Attachment #1. Should Council concur, the recommendation of this report can be adopted.

### **Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Site Plan

### **Report prepared by:**

Margaret Holyday, Planner 1, ext. 8216  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

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**ATTACHMENT NO. 1**

**STANDARD CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION 19T-02V11  
HUMBERVIEW ESTATES LTD.  
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-02V11, ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Matthews Planning & Management Ltd., dated April 29, 2004.
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. In particular, the following zoning categories shall be applied:

Lots 14 to 20	R2 Residential Zone
Lots 4, 5, 13, 21 and 22	R3 Residential Zone
Lots 1 to 3, 6 to 12, and 23	R3 Residential Zone
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. 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 allowance within this Plan shall be named Colombo Crescent, to the satisfaction of the City.
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 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.

10. 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.
11. The Owner shall agree that the location and design of the construction access shall be 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 or issued until the City is satisfied that adequate access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed development.
16. 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 the Director of Urban Design and/or the Director of Community Planning, prior to issuance of a building permit.
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.
  - 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 which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation;
  - 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 in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
19. 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.
20. 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.
21. 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.
22. Prior to final approval of the Plan, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City and the Region of York for review and approval. The preparation of the noise report shall include the ultimate traffic volume 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.

23. The Owner shall convey the following lands to the City or the TRCA, where appropriate, free of all charge and encumbrances:
  - a) Block 24 for streetscape landscaping purposes.
24. 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.
25. 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.
26. The Owner shall agree to pay the City at the time of registration of the Plan, 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.
27. 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.
28. Prior to final approval, the Owner shall submit:
  - a) an Urban Design Guidelines Report which shall identify all the objectives of the approved Urban Design Guidelines for the Block Plan.
  - b) an urban design/streetscape master plan in accordance with the approved Urban Design Guidelines, which shall address, at minimum, the following:
    - internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services (ie. typical road sections incorporating boulevard trees);
    - co-ordination of the urban design/streetscape elements as they relate to all Plans within Planning Block 26, including entrance features and medians;
    - landscaping along Jane Street, including walls and fencing, and typical cross-sections required to determine appropriate locations for buffer landscaping.
    - the appropriate landscape treatment and configuration for Block 24 landscaping with community edge buffers.
    - landscaping along the greenways and single-loaded roads.



29. 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.
30. Prior to final approval, architectural guidelines shall be submitted for Council's approval; the Owner shall agree that:
- a) a control architect satisfactory to the City shall be retained at the cost of the Owner, to ensure that all development proceeds in compliance with the approved architectural design guidelines.
  - b) 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.
  - c) 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.
31. 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 archaeological 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 assessment sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licenced archaeological 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 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.
  - c) 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.
32. The Owner agrees to:
- a) consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
  - b) provide the following for each community mailbox site, as shown on the servicing plans:

- i) An appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of the Standards will be provided upon Request). The developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post of the locations as they are completed;
  - ii) any required walkway across the boulevard, as per municipal standards;
  - iii) any required curb depressions for wheelchair access; and,
  - iv) Multiple blocks will have the appropriate Canada Post Delivery Policy applied as the required information becomes available and it is requested that information be provided to Canada Post by the Developer.
- c) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s);
  - d) officially notify the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners does a signon off.
  - e) provide a copy of the executed agreement to Canada Post.

33. 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:

- "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 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."

34. 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 \_\_\_\_\_, 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.]*

35. 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.

36. 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.
37. 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.
38. 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.
39. Prior to final approval of the Plan, the Owner shall submit, to the satisfaction of the City and the City's peer review consultant, a report documenting the proper removal of an existing fuel storage tank at site, to be verified with soil samples, and the adequate measures taken to remove all contaminated soil should there be a leakage in the fuel tanks.
40. The owner shall agree in the subdivision agreement to prepare landscape drawings in accordance with the Urban Design/ Streetscape Master Plan prepared for Humberview Estates Phase 2, File 19T-95099.
41. The owner shall provide the installation of visual screening between Jane Street and Colombo Crescent. The screening shall consist of decorative metal fencing in combination with planting to the satisfaction of the City and York Regional Transportation and Works Department.

#### Region of York Conditions

42. The Region shall confirm that contracts have been let for the required water supply and sanitary servicing facilities.
43. The Region shall confirm that adequate water supply capacity and sewage treatment capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof.
44. The Owner shall provide a set of engineering drawings for approval by the Region 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 signalization and illumination design, traffic control/construction staging plans, and landscape plans.
45. The following lands shall be conveyed to the Region of York for public highway purposes, free of all costs and encumbrances, as shown on the draft plan:
  - a) a 0.3m reserve across the full frontage of the site where it abuts Jane Street.

46. 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 shall be constructed only on the private side of the 0.3 metre reserve and may be 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 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.
47. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to provide for the installation of visual screening between Jane Street and Columbo Crescent, consisting of either a screening fence or a combination of a berm and planting, 1.8 metres in height, to be located within the right-of-way of Columbo Street.
48. A paved pedestrian access walkway shall be provided between Jane Street and Columbo Crescent.
49. Prior to final approval, the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation and Works Department, outlining all requirements of the Regional Transportation and Works Department.
50. The Owner shall provide a solicitor's certificate of title to the Region's 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.
51. 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

52. 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

53. 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 52 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
54. The City shall advise that Conditions 1 to 41 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
55. The Regional York shall advise that Conditions 42 to 51 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
56. York Region School Board shall advise that Condition 52 has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



**Location Map**

Lot 25  
 Concession 4  
 APPLICANT:  
 HUMBERVIEW ESTATES LIMITED

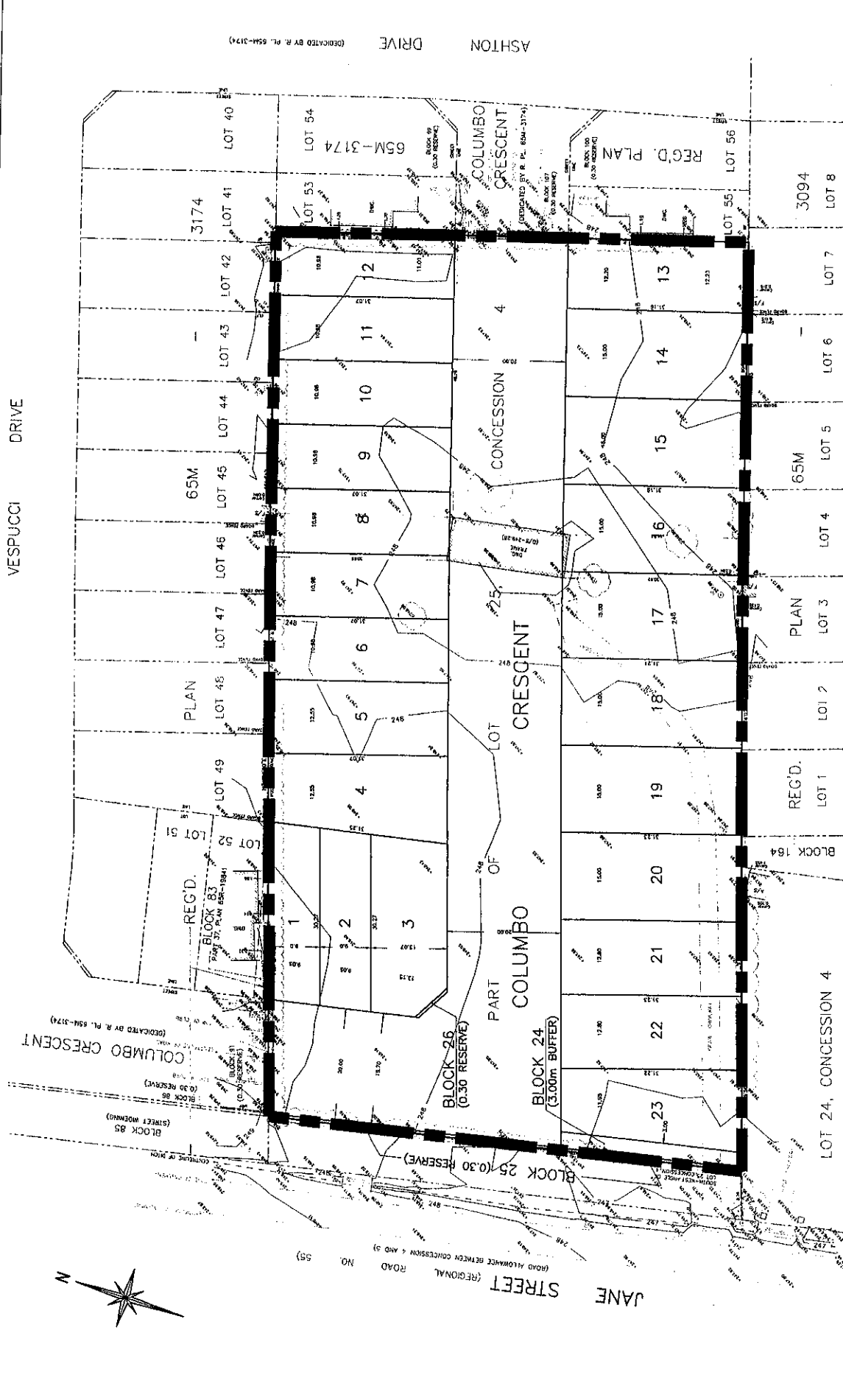


Community Planning Department

**Attachment**

**2**

FILE No.:  
 Z.02.087 &  
 19T - 02V11  
 April 29, 2004



Not to scale

# Site Plan

Lot 25,  
Concession 4  
APPLICANT:  
HUMBERVIEW ESTATES LIMITED



Community Planning Department

# Attachment

# 3

FILE No.:  
Z.02.087  
19T - 02V11  
April 29, 2004