

COMMITTEE OF THE WHOLE FEBRUARY 20, 2006

**ZONING BY-LAW AMENDMENT FILE Z.05.025
DRAFT PLAN OF SUBDIVISION FILE 19T-05V04
ST. MAGNUS DEVELOPMENTS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.025 (St. Magnus Developments Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #3, to facilitate a draft plan of subdivision, as follows:
 - i) rezone Parcel "1" (St. Magnus Lands) as shown on Attachment #3, from A Agricultural Zone to RVM1 (A) Residential Urban Village Multiple Zone One, to permit 7 townhouse blocks (for 28 street townhouse units); and 1 semi-detached block (for 1 unit to be combined with another unit in the adjacent future subdivision block);
 - ii) rezone Parcel "2" (Vellore Lands) as shown on Attachment #3, from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RV4 (WS) Residential Urban Village Zone Four (Wide & Shallow Lot) to match the zoning of the existing townhouse lots to the west; and,
 - iii) rezone Parcel "3" (Vellore Lands) as shown on Attachment #3, from RVM1(WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RVM1 (A) Residential Multiple Family Zone One to match the existing zone on the abutting lands to the east.
2. THAT Draft Plan of Subdivision File 19T-05V04 (St. Magnus Developments Inc.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-05V04 (St. Magnus Developments Inc.) shall contain a provision that the Owner pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, 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 pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-05V04 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 7 residential units."

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

St. Magnus Developments Inc. (St. Magnus) has submitted the following development applications for lands owned by St. Magnus Developments Inc. (St. Magnus) and for other lands owned by Vellore Village Estates Inc. (Vellore) as shown on Attachment #2:

1. An application to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment #3, as follows:
 - i) rezone the St. Magnus lands shown as Parcel "1" on Attachment #3, from A Agricultural Zone to RVM1 (A) Residential Urban Village Multiple Dwelling Zone One, to permit 7 townhouse blocks (for 28 street townhouse units); and 1 semi-detached block (for 1 unit to be combined with another unit in the adjacent subdivision block);
 - ii) rezone a portion of the Vellore lands shown as Parcel "2" on Attachment #3, from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to match the zoning of the existing townhouses to the west; and,
 - iii) rezone a second portion of the Vellore lands shown as Parcel "3" on Attachment #3, from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RVM1 (A) Residential Multiple Family Zone One to match the existing zoning on the abutting Vellore owned lands to the east.
2. An application for approval of a Draft Plan of Subdivision for the St. Magnus lands shown on Attachment #4, consisting of the following:
 - 7 townhouse blocks (Blocks 1 to 7) for 28 street townhouse units each with a minimum lot frontage of 6.1 m and each block will require the lands to be developed with other part Blocks in adjacent plans of subdivision; and,
 - 1 block for a semi-detached unit (Block 8) to be combined with another block in a future adjacent plan of subdivision.

Background - Analysis and Options

The subject lands shown on Attachment #2, are located on the west side of Weston Road, south of Davos Road, in Part of Lot 18, Concession 6, City of Vaughan. The St. Magnus and Vellore lands have an area of 0.819 ha and 0.751 ha, respectively.

The site is vacant and relatively flat with no significant vegetation. The St. Magnus lands are located adjacent to an existing residential plan of subdivision (File 19T-89024) owned by Vellore, as shown on Attachment #3 and which, has been developed in several phases. The Vellore subdivision was approved by the Ontario Municipal Board on February 28, 1998, and the zoning was implemented by By-law 324-98.

Vellore has developed the majority of the land around the St. Magnus property with townhouses and semi-detached dwellings. St. Magnus is working with Vellore to jointly develop the remaining parcels shown on Attachment #3, consistent with the existing residential development.

The surrounding land uses around the St. Magnus property (and existing zoning) are:

- North - vacant (future residential approved draft plan of subdivision (Vellore Plan) 19T-89024) (RVM1(A) Residential Urban Village Multiple Family Zone One)
- South - vacant (future residential approved draft plan of subdivision (Vellore Plan) 19T-89024) (RVM1 (WS-A) & RVM1 (A) Residential Urban Village Multiple Family Zone One)
- East - Weston Road; existing commercial (C3 Local Commercial Zone)
- West - existing residential (RVM1 (WS-A) Residential Urban Village Multiple Family Zone One (Wide and Shallow Lot))

Public Hearing

On May 27, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Vellore Woods and Rimwood Ratepayers Associations. To date, no comments have been received. The recommendation of the Committee of the Whole, to receive the Public Hearing report of June 20, 2005, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on June 27, 2005.

Block 39 Plan

On October 20, 1997, Council approved a revised Block Plan for the Block 39 Planning Area as shown on Attachment #6. A significant portion of the land in Block 39 was included in one subdivision plan for the area, the Vellore Subdivision (File 19T-89024).

The St. Magnus owned portion of the subject lands was not included in that original Vellore subdivision application, however, the Block 39 Plan and the Vellore Subdivision (File 19T-89024) provides for the future road connections and lot layouts for the area as shown on Attachment #5 to enable the adjacent non-participating owners to develop their properties in the future.

The original Block 39 Plan and the Vellore Subdivision (File 19T-89024) proposed the future development of street townhouses and semi-detached dwellings for the subject lands on a road through the St Magnus lands that curved north to connect to Davos Road as shown on Attachment #5. St. Magnus and Vellore now propose a minor revision to the road pattern to eliminate the connection to Davos Road. In addition, minor changes to the mix of street townhouses and semi-detached dwellings to match existing development on Lucerne Drive and Neuchatel Avenue are proposed, as shown on Attachment #3.

The proposed road pattern for the proposed St. Magnus subdivision as shown on Attachment #4 will alter the road pattern and lotting in the approved Vellore Subdivision (File 19T-89024) and Block 39 Plan, as shown on Attachment #5. Accordingly, St Magnus, on behalf of Vellore, is requesting that the existing zoning be changed on the Vellore owned lands to be consistent with the zoning on the adjacent lands. These changes to the Vellore subdivision will be addressed by Vellore through the final plan registration of their plan (File 19T-89024).

Official Plan

i) Land Use Designation

The subject lands shown on Attachment #2 are designated "Medium Density Residential/Commercial" by OPA #600. The Official Plan permits semi-detached dwellings and street townhouse housing forms on the subject lands.

ii) Density

The "Medium Density Residential-Commercial" policies of OPA #600 permit a minimum net residential density on any one site of 17 units per hectare and a maximum net residential density of 40 units per hectare. The net residential density on the St. Magnus owned land is 35 units per hectare and conforms to the density requirements of the Official Plan.

Zoning

In order to facilitate the draft plan of subdivision proposed by St. Magnus, shown on Attachment #4, and implement the proposed zoning changes to the Vellore lands, as shown on Attachment #3, a by-law amendment is required to rezone the subject lands in accordance with the standard requirements of Schedule "A2" in By-law 1-88 as follows:

- i) rezone the St. Magnus lands (shown as Parcel 1 on Attachment #3) from A Agricultural Zone to RVM1 (A) Residential Urban Village Multiple Dwelling Zone One, to permit the development of 7 townhouse blocks (being Blocks 1-7 inclusive as shown on Attachment #4 (for 28 street townhouse units) and 1 semi-detached block shown as Block 8 on Attachment #4 (for 1 unit to combined with another unit in the adjacent subdivision block);
- ii) rezone the Vellore lands (shown as Parcel 2 on Attachment #3) from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RV4(WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to match the zoning of the existing semi-detached dwellings to the west; and,
- iii) rezone the Vellore lands (shown as Parcel 3 on Attachment #3) from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide and Shallow Lot) to RVM1 (A) Residential Multiple Family Zone One to match the zoning for future street townhouses on the abutting undeveloped land to the east.

The St. Magnus and Vellore zoning amendments Application will facilitate the future residential development of the subject lands since it was not developed at the same time as the surrounding lands. One non-participating landowner remains to the southeast of the subject lands. The approved Block 39 Plan proposes lotting and a road pattern to accommodate future residential development on that remaining parcel. The proposed St. Magnus plan does not change the approved Block 39 Plan as it applies to the future development of this remaining parcel.

The Development Planning Department supports the proposed residential zones as it will facilitate development that is consistent and compatible with the surrounding area and the approved Block 39 Plan.

iii) Subdivision Design

The 0.819 ha St. Magnus Draft Plan of Subdivision (File19T-05V04) shown on Attachment #4, consists of 7 blocks for 28 street townhouse units and 1 part block. There are 7 complete lots within the proposed draft plan of subdivision and the balance of lots must be joined with part lots in adjacent plans of subdivision to form 22 additional complete building lots. The lots for the street townhouses and semi-detached units will have minimum lot frontages of 6.1m and 7.85m, respectively.

The proposed street townhouses will front onto the existing Davos Road (23 m right-of-way), Weston Road and the new east west road (17.5 m right-of-way) to be developed through the Vellore lands. These street townhouses will be serviced by rear lanes having a width of 7.5 metres, which connects to these roads.

The development details for the draft plan of subdivision are as follows:

Blocks 1-7 (28 street townhouses)	0.644 ha
Block 8 (1 semi-detached dwelling)	0.006 ha
Blocks 9 and 13 (0.3m reserves)	0.002 ha
<u>Streets</u>	<u>0.143 ha</u>
Total Draft Plan Area	0.819 ha

All development in the Block 39 Planning Area is subject to architectural approval. On March 8, 1999, Council approved the Block 39 (Vellore Village Community) Architectural Guidelines, prepared by Watchorn Architects Inc. (dated February 1999), who is the control architect.

The Vellore Village Landscape Masterplan (February 1999) prepared by MBTW Consultant is also approved, and applicable to the subject lands.

The Development Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report, and the conditions of draft approval in Attachment #1.

Engineering Department

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

i) Environmental Site Assessment

The subject lands are within the Waste Disposal Assessment Area (Passer Estate) and subject of the policies of OPA #600, which require that studies be carried out to the satisfaction of the City and the Ministry of the Environment to show development is compatible and can safely take place. The Engineering Department has reviewed and approved the Phase 1 ESA report.

ii) Engineering Services

The subject lands are to receive sewage capacity on an interim basis from the York/Durham Servicing Scheme and the York Water Supply System for 7 units. The proposed draft plan for the St. Magnus subdivision would facilitate the development of 29 residential units comprised of 7 street townhouse units located entirely within the draft plan and 22 additional units (21 street townhouses & 1 semi-detached unit) relying on part blocks on the adjacent draft plans of subdivision to form complete buildable lots.

The Engineering Department has advised that the servicing allocation for the 22 lots comprising of adjacent lands has been accounted for in the Vellore Plan of Subdivision (File 19T-89024) under the Priority 1 allocation recommended on the Servicing Capacity Distribution Protocol dated November 7, 2005 and approved by Council on November 14, 2005. Due to relotting and decreased density in previous phases of the Vellore Plan of Subdivision (File 19T-89024) lands, 7 additional units are available to facilitate the proposed draft plan of subdivision. A resolution to this effect has been provided in the recommendation section of this report.

The St. Magnus draft plan of subdivision will be serviced through the Vellore approved draft plan of subdivision for municipal services (road, watermain, sanitary and storm drainage). The municipal services shall be in accordance with the approved M.E.S.P and any subsequent plans or reports which are amended for Block 39.

The Engineering Department has no objections to the approval of the proposed subdivision, subject to the conditions of approval in Attachment #1.

Parkland/Cash-in-Lieu

The parkland dedication for the plan, as required by the Planning Act, has been addressed through the Block 39 overall parkland/cash-in-lieu agreement with the City. However, should additional cash-in-lieu of parkland dedication than what was provided through that agreement, be required, the Owner shall pay to the City, the difference at the rates stipulated in the City's approve "Cash-In-Lieu of Parkland Policy".

Archeological Assessment

The Cultural Services Department requires that prior to final approval of the subdivision or prior to the initiation of any grading, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, for approval by the City and Ministry. The City and Ministry have reviewed the Stage 1 and 2 archaeological assessments prepared by Archaeological Services Inc., dated August 2005 (which indicated that no archaeological resources were documented), and have concurred with the assessments.

Region of York

The Region of York has no objection to the approval of the proposed subdivision, subject to the conditions of approval in Attachment #1.

Agency Comments

Canada Post, PowerStream, and the Toronto and Region Conservation Authority have advised that they have no objections to the draft plan of subdivision, subject to the conditions of approval, set out in Attachment #1.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the applications to amend the Zoning By-law to rezone the subject lands in the manner shown on Attachment #3, and for approval of Draft Plan of Subdivision 19T-05V04 as shown on Attachment #4, in accordance with the applicable policies of the Official Plan and the requirements of By-law 1-88. The proposed draft plan of subdivision consisting of 7 blocks for 28 street townhouse units, and 1 block for 1 semi-detached dwelling, as shown on Attachment #4, is an appropriate form of development for the lands, conforms to the policies of OPA #600, and is consistent with the overall pattern of development of the Block 39 Planning Area.

The Development Planning Department can support the approval of the Zoning By-law Amendment Application (File Z.05.025) and the proposed Draft Plan of Subdivision (File 19T-05V04), subject to the conditions of approval, set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Proposed Zoning (and showing proposed revisions to Block 39)
4. Draft Plan of Subdivision File 19T-05V04
5. Site Location within Approved Block 39 Plan
6. Block 39 Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
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ATTACHMENT NO. 1

STANDARD CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-05V04
ST. MAGNUS DEVELOPMENTS INC.
LOT 18, 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-05V04, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., Drawing #05:1, dated April 26, 2005 (revised January 10, 2006).
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 zoning categories to be applied are as follows:
 - i) St. Magnus Developments Inc. lands - RVM1 (A) Residential Urban Village Multiple Zone One, to permit 7 townhouse blocks (for 28 street townhouse units); and 1 semi-detached block (for 1 unit to be combined with another unit in the adjacent subdivision block).
 - ii) Vellore lands - RV4 (WS) Residential Urban Village Zone Four (Wide & Shallow Lot) to match the zoning of the existing townhouses to the west; and
 - iii) Vellore lands - RVM1 (A) Residential Multiple Family Zone One to match the existing zone on the abutting lands to the east.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 148-2005.
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 side yards, 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 for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves and shall be dedicated to the City free of all charge and encumbrances.
9. The Owner's consultant shall certify that the internal roads within the Plan have been designed to comply with the internal roads of the approved Block Plan and that the pattern of the street layout and the layout of the blocks within the plan have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.
10. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
11. 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.
12. 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.
13. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
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. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the development of the plan.
16. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
17. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to implement the recommendations of such report, including payment design structure for ideal and non-ideal conditions to the satisfaction of the City.

18. Prior to final approval of the Plan, the Owner shall submit, to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the Lot and Block areas and Lot frontages and depths in accordance with the approved Zoning By-law for all Lots and Blocks within the Plan.
19. The Owner shall agree that all part Blocks within the Plan shall only be developed in conjunction with the abutting part Blocks of adjacent draft plans.
20. Prior to final approval of the Plan, any and all appropriate revisions, as required shall be made to the Block for Block 39 and all associated reports to the satisfaction of the City.
21. Prior to final approval of the Plan, the Owner shall:
 - a) enter into a Developers' Group Agreement with the other participating landowners within Block 39 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 39. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
 - b) The Trustee for Block 39 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 39 Landowners Cost Sharing Agreement.
22. Prior to final approval of the Plan, the Owner shall pay cash-in-lieu of parkland in accordance with OPA #600 and pursuant to the City's cash-in-lieu of parkland, policy, and in accordance with the agreement between Block 39 Developers' Group and the City. The amount of cash-in-lieu shall be determined by the City. The Owner shall acknowledge that parkland shall be dedicated and/or cash-in-lieu paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy".
23. 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.
24. The Owner shall agree that no building permits will be applied for, and the City shall not issue building permits, until the City is satisfied that adequate road access, municipal water supply, sanitary and storm services are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.
25. The Owner shall not apply for building permits and the City shall not issue building permits for any lot until a minimum of two road accesses are available to service the proposed development to the satisfaction of the City. The Owner is further advised that access through an unregistered plan is not considered public access.

26. Prior to final approval, the Owner shall agree to prepare streetscape construction drawings that comply with the approved Block 39 Vellore Village Urban Design Report and Landscape Master Plan prepared by the firm MBTW Group.
27. The Owner shall agree in the subdivision agreement that:
 - a) prior to final approval, architectural guidelines shall have been prepared in accordance with Council Policy and approved by Council;
 - b) all development shall proceed in accordance with the Council approved architectural design guidelines;
 - c) a control architect be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - d) prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
 - e) the City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
28. 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 Development Planning, prior to issuance of a building permit.
29.
 - 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 under Ontario Regulation 153/04 as "Soil, Ground Water and Sediment Standards" 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.
30. Prior to final approval of the Plan or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrogeological impact study that identifies any local wells that 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.

31. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the 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 plan so as to permit connection to individual dwellings units within the subdivision as and when each dwelling unit is constructed.
32. Prior to final approval and prior to any works commencing on the site, the Owner shall submit for review and approval by the City, a detailed engineering report(s) that describes the storm drainage system for the proposed development within this plan, which shall include:
 - a) A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan. The report 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 and how it conforms with the approved MESP;
 - 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) stormwater management practices to be used to treat stormwater, to ensure no negative impacts 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.
33. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.

- b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
- 34. 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.
 - 35. Prior to final approval, the Owner shall submit an environmental noise impact study, prepared by a qualified consultant at the Owner's cost, 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 to the satisfaction of the City and the Region of York.
 - 36. 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.
 - 37. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting. The Owner shall not remove trees without written approval by the City.
 - 38. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
 - 39.
 - a) Prior to final approval and prior to commencement of any work on the site, the proponent shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the proponent shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeologically resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archeological resource concerns have met licensing and resource conservation requirements.
 - b) Prior to final approval and prior to the commencement of any work on site, the proponent shall deliver to the City (Cultural Services Division) two copies of the Archeological Assessment.
 - c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants are urged to review the Archeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.

40. The Owner covenants and agrees that the following paragraph, which forms part of the agreement, will be registered against the title of all lands abutting a public laneway, namely Blocks 1 to 7 (inclusive), as a restrictive covenant running with the lands, it being the intention of this paragraph that the said following covenant shall run with the land:
- a) The Owner of the said lands, and its heirs, executors, administrators, successors and assigns covenant and agree to maintain and keep operative the garage light installed on the garage at their expense and in case of default, the City shall have the right to enter on the land and effect the necessary repairs and charge the cost of the repairs to the property owner under section 326, RSO 1990, CM. 45 of the Municipal Act.
41. The Owner agrees to:
- a) provide Canada Post with two copies of the Utility co-ordination plan/site plan, for use in identifying Canada Post's Community Mailbox location;
 - b) include on all offers of purchase/rental agreement (if applicable) and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;
 - c) notify the purchasers/renter of the exact Community Mailbox locations prior to the closing of any home sale;
 - d) to consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans;
 - e) provide the following for each Community Mailbox site and include these requirements on the appropriate 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 required for wheelchair access;
 - f) determine and provide a suitable temporary Community Mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox location(s); and,
 - g) provide a copy of the executed agreement to Canada Post.
42. 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:
- i. 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 roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provided for reduced pavement widths and traffic calming measures 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 subdivision agreement."

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

- 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 no part of any noise attenuation feature or any other fence shall be constructed partly or entirely on or within any public highway, Park or Open Space. Fences adjacent to public lands shall be constructed entirely on private lands."

"The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services in the Plan. Thereafter, the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional road right-of-ways by the Owner or the City for aesthetic

purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

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

The City has taken a Letter of Credit from the Owner for security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is not a requirement of this subdivision agreement.”

- “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient services and facilities to meet their needs.”

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

The maximum width of a driveway shall be 6.0 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9.0 metres measured at the street curb.

Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0-6.99m	3.5m
7.0-8.99m	3.75m
9.0-11.99m ¹	6.0m
12.0m and greater ²	9.0m

¹The Lot Frontage for Lots between 9.0-11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side Yard and a minimum of 60% of the Minimum Landscaped Front or Exterior Side Yard shall be soft landscaping in accordance with Paragraph 4.1.2.

²The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum 60% of the Minimum Landscaped Front or Exterior Side Yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- “Purchasers an/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision

agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”

- “Purchasers and/or tenants are advised that the public laneway will be maintained to a lesser standard than local public streets.

Purchasers and/or tenants are advised that snow clearing, plowing and sanding operations for the public laneway will occur only after all City streets have been cleared, plowed, and/or sanded and either 15cm or more of snow has fallen or severe rutting has occurred.

Purchasers and tenants are advised that lighting in the public laneway will only occur from light fixtures installed on the garage, and the light fixtures shall be operated and maintained by the property owner at the expense of the property owner.”

- "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."

ii. along a potential transit route:

- "Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Weston Road, Davos Road and Ashberry Road."

43. 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, Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1; (905)832-8585."

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

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

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

44. Notwithstanding the provisions of Subsection 5.1 of the Subdivision agreement, the City may issue model home building permits provided that the land is zoned to the satisfaction of the City and the conditions of Subsection 5.18 are fulfilled.
45. 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, prior to the issuance of a building permit.
46. Prior to the issuance of a building permit for any lot, the Owner's consulting engineer shall certify, to the satisfaction of the Engineering Department and the Building Standards Department that lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot, conforms in terms of location and geometry (ie. width, etc.) with the approved, or amended and subsequently approved, Construction Drawings.
47. 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.
48. Prior to the transfer of any Lot or Block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such Lot or Block.

Region of York Conditions

49. The following lands shall be conveyed to the Region of York for public highway purposes, free of all costs and encumbrances:
 - a) A. 0.3 metre reserve across the full frontage of the site where it abuts Weston Road and the daylight triangle at Davos Road.
50. The Region of York 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.
51. The Owner shall submit detailed engineering drawings, as necessary to the Regional Transportation and Works Department for review and approval, that include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
52. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Regional Municipality of York Transportation and Works Department and illustrated on the engineering drawings.
53. Any existing driveways along the Weston Road frontage of this subdivision not required as part of the final engineering drawing approval must be removed as part of the subdivision work, at no cost to the Regional Municipality of York and the right-of-way restored to match the adjacent conditions.
54. Elevations along the Weston Road streetline shall be established at a positive 2% slope from the edge of the existing sidewalk.
55. The Owner shall submit drawings depicting the following to the satisfaction of York Region Staff:
 - a) all existing woody vegetation within the Regional Road right-of-way;
 - b) tree protection measures to be implemented on and off the Regional road right-of-way to protect right-of-way vegetation to be preserved; and
 - c) any woody vegetation within the Regional Road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within Regional Road right's-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
56. A planting plan for all new and relocated vegetation to be planted within the Regional Road right-of-way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street

Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed, they will require the approval of the local municipality and be supported by a maintenance agreement between the municipality and York Region for area municipal maintenance of these features. In addition, the agreement should indicate that where the area municipality does not maintain the feature to the Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

57. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of The Regional Municipality of York Transportation and Works Department recommending noise attenuation features and the Owner shall agree in the subdivision agreement to implement these noise attenuation features to the satisfaction of the Transportation and Works Department.
58. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, that prior to the release of any security held by the Region in relation to this plan of subdivision, and where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines.
59. 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 Municipality of York's Transportation and Works Department, as follows:
 - i) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
 - ii) that noise fences adjacent to Regional roads must be constructed on the private side of the 0.3 m reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - iii) that maintenance of the noise barriers and fences bordering on the Regional right-of-way shall not be the responsibility of the Regional Municipality of York; and
 - iv) 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 Municipality of York Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
60. The Regional Municipality of York requires the Owner of the site to conduct an environmental audit of the lands by a qualified professional in the field. The audit will contain the requirements of the Phase 1 Environmental Site Assessment, as per applicable Ontario standards, guidelines and regulations. Based on the findings of this assessment, The Regional Municipality of York may require further study to determine any remedial action required to remove contaminants. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to certify that all lands to be conveyed to The Regional Municipality of York

are free of all noxious, deleterious materials on or under the surface. This certification shall be done at no cost to The Regional Municipality of York.

61. Access to the laneway immediately west of Block 7 shown on the draft plan of subdivision shall be restricted to right-in-right-out movements only by extension of the existing Davos Road centre median. The length of the median island extension shall be determined at the time of the engineering drawing review.
62. Direct vehicle access from Block 7 to Weston Road will not be permitted. Access must be obtained through the internal road or laneway network.
63. Subject to approval by the City of Vaughan and York Region, the Owner shall agree to construct a sidewalk along the subject lands' frontage onto Weston Road, if not already provided, to allow easy pedestrian access to existing and planned transit services.

Existing conventional transit services currently operate on the following roadways in the vicinity of the subject lands:

Weston Road
Davos Road
Ashberry Road

64. The Owner shall agree to advise all potential purchasers/occupants of existing and planned/future transit service in/around the subject lands, as per above, and that the placement of any necessary bus-stops and/or passenger standing amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations, as necessary. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase/lease agreements.
65. 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.
66. 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.
67. 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-laws DC-0005-2003-050 and DC-0005(a)-2005-060.

York Region School Boards

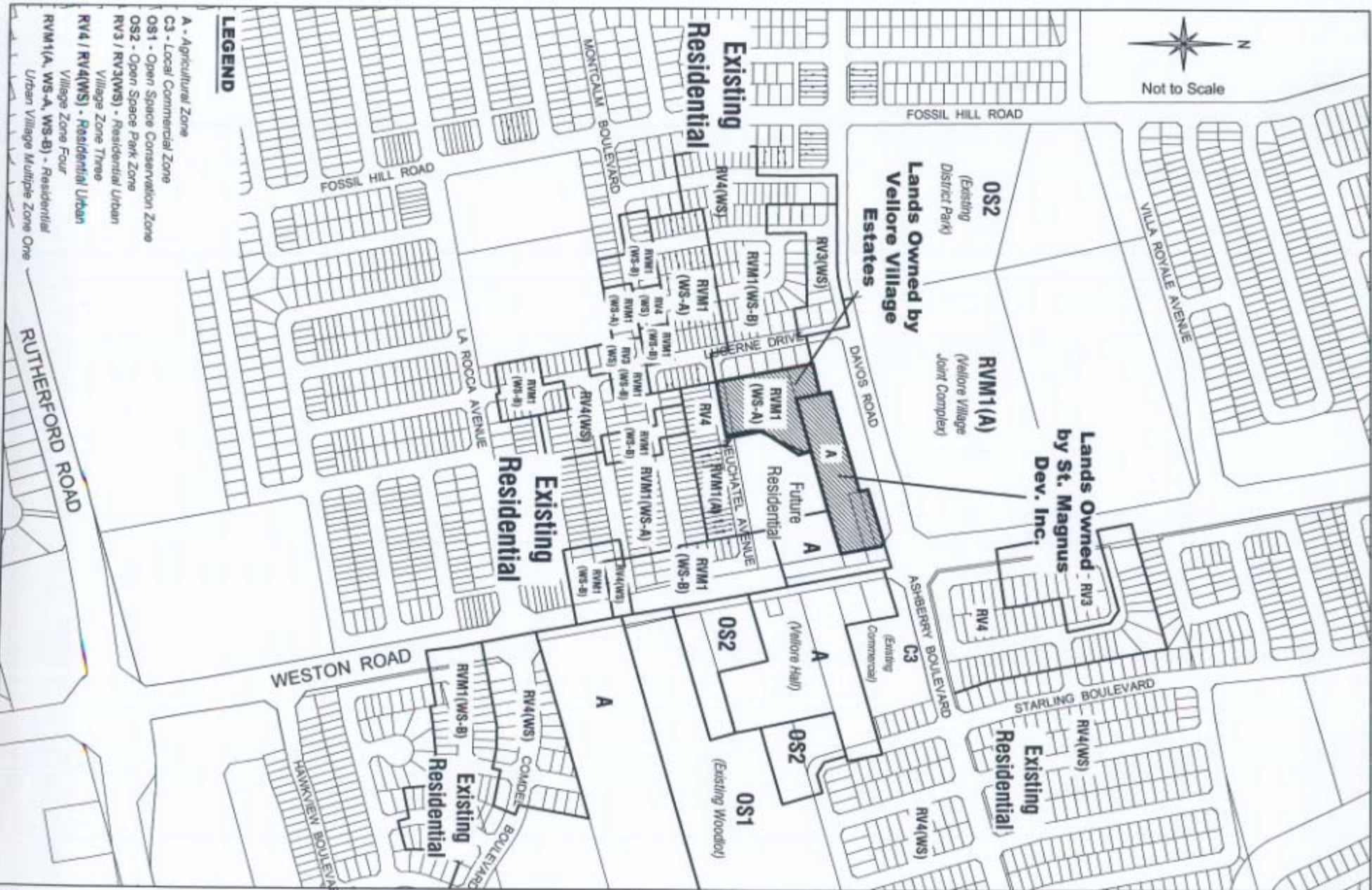
68. Prior to final approval, the City shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Board(s).

Bell Canada Conditions

69. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
70. The Owner shall be required to enter into an agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the municipality, and if no such conditions are imposed the Owner shall advise the municipality of the arrangement made for such servicing.
71. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Clearances

72. 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 73 to 76 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
73. The City shall advise that Conditions 1 to 48 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
74. The Region of York shall advise that Conditions 7, and 49 to 67 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
75. The York Region School Board(s) shall advise that Condition 68 has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.
76. Bell Canada shall advise that Conditions 69 to 71 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.



LEGEND

- A - Agricultural Zone
- C3 - Local Commercial Zone
- OS1 - Open Space Conservation Zone
- OS2 - Open Space Park Zone
- RV3 / RV3(WS) - Residential Urban
- Village Zone Three
- RV4 / RV4(WS) - Residential Urban
- Village Zone Four
- RVM1(A, WS-A, WS-B) - Residential
- Urban Village Multiple Zone One

Location Map

Part of Lot 18,
Concession 6

APPLICANT:
ST. MAGNUS DEVELOPMENTS INC.



Development Planning Department

Attachment

FILE No.'s:
Z.05.025 &
19T-05V04

2

February 6, 2006



Not to Scale

Vellore Village
Joint Complex

**Rezone Parcel 1
from A
to RVM1(A)**

DAVOS ROAD

LUCERNE DRIVE

WESTON ROAD

**PROPOSED SUBDIVISION
19T-05V04
(ST. MAGNUS DEV. INC.)**

**Parcel
1**

**DRAFT PLAN OF
SUBDIVISION
19T-89024
(VELLORE VILLAGE
ESTATES)**

**Rezone Parcel 3
from RVM1(WS-A)
to RVM1(A)**

**Rezone Parcel 2
from RVM1(WS-A)
to RV4(WS)**

Existing
Residential

Existing
Residential

Subject Lands

Proposed Zoning (And showing
Proposed revisions to Block 39 lotting & road pattern)



Development Planning Department

Attachment

FILE No.'s:
Z.05.025 &
19T-05V04

3

APPLICANT:
ST. MAGNUS DEVELOPMENTS INC.

Part of Lot 13,
Concession 5

December 6, 2005



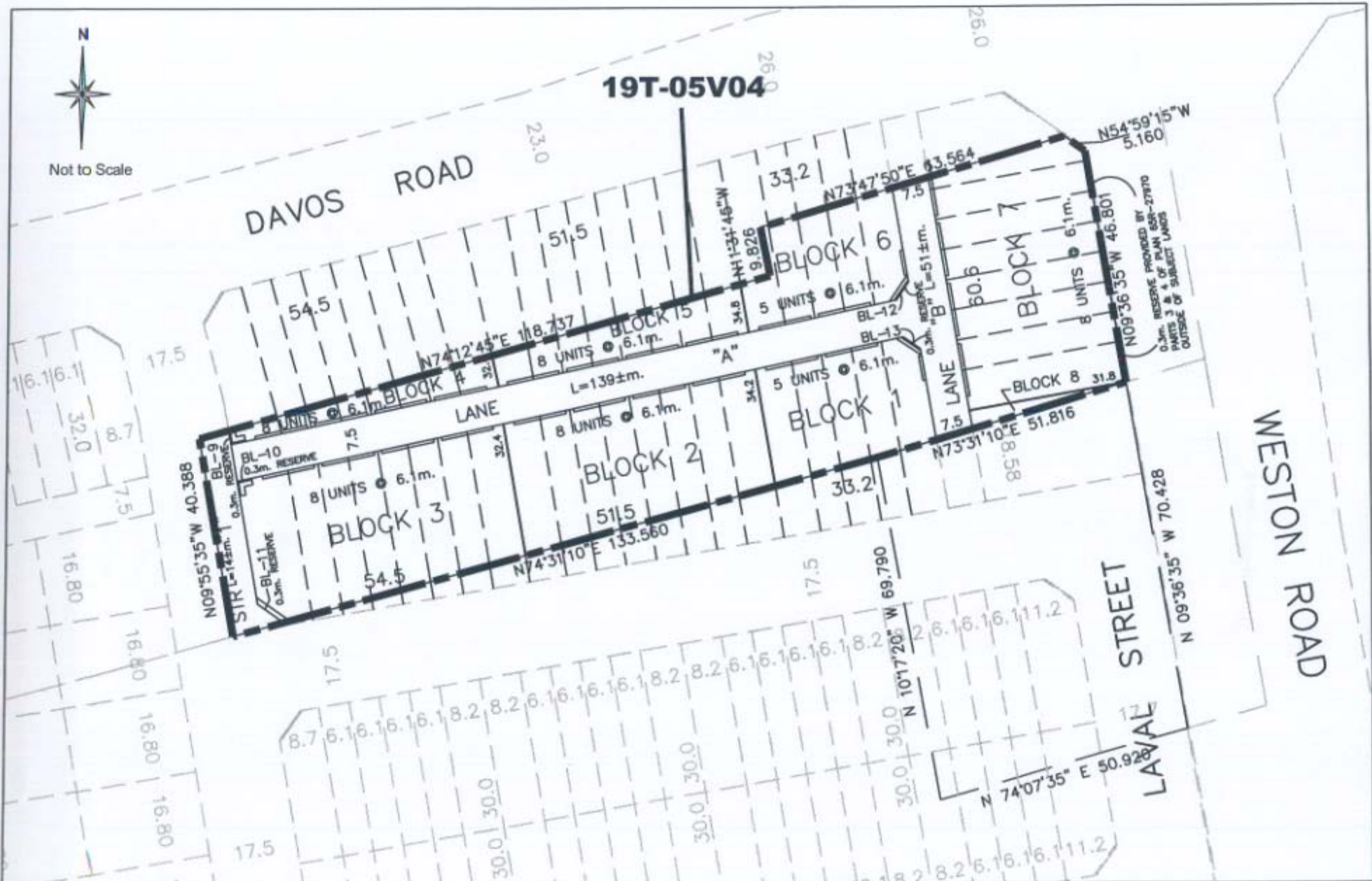
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19T-05V04

DAVOS ROAD

WESTON ROAD

LAVAL STREET



0.3m. RESERVE PROVIDED BY PARTS 3 & 4 OF PLAN 659-27870 OUTSIDE OF SUBJECT LOTS

Draft Plan of Subdivision



Attachment

4

APPLICANT: ST. MAGNUS DEVELOPMENTS INC.

Part of Lot 13, Concession 5

Development Planning Department

FILE No.'s: Z.05.025 & 19T-05V04

February 6, 2006

N:\OFF\1 ATTACHMENTS\1\05.025



Not to Scale

Vellore Village
Joint Complex

**LAND SUBJECT TO PROPOSED
ZONING & SUBDIVISION
APPLICATION Z.05.025
& 19T-05V04†**

DAVOS ROAD

VACANT LANDS - DRAFT
APPROVED SUBDIVISION
19T-89024*

EXISTING RESIDENCE -
NON-PARTICIPATING
LAND OWNER

Existing
Residential

LUCERNE DRIVE

VACANT LANDS - DRAFT
APPROVED SUBDIVISION
19T-89024*

WESTON ROAD

NEUCHATEL AVENUE

Existing
Residential

*VELLORE VILLAGE ESTATES
†ST. MAGNUS DEV. INC.

Subject Lands

**LANDS SUBJECT TO PROPOSED
ZONING APPLICATION
Z.05.025 & 19T-89024***

Site Location within Approved Block 39 Plan

APPLICANT:
ST. MAGNUS DEVELOPMENTS INC.

Part of Lot 13,
Concession 5



Development Planning Department

Attachment

FILE No.'s:
Z.05.025 &
19T-05V04

5

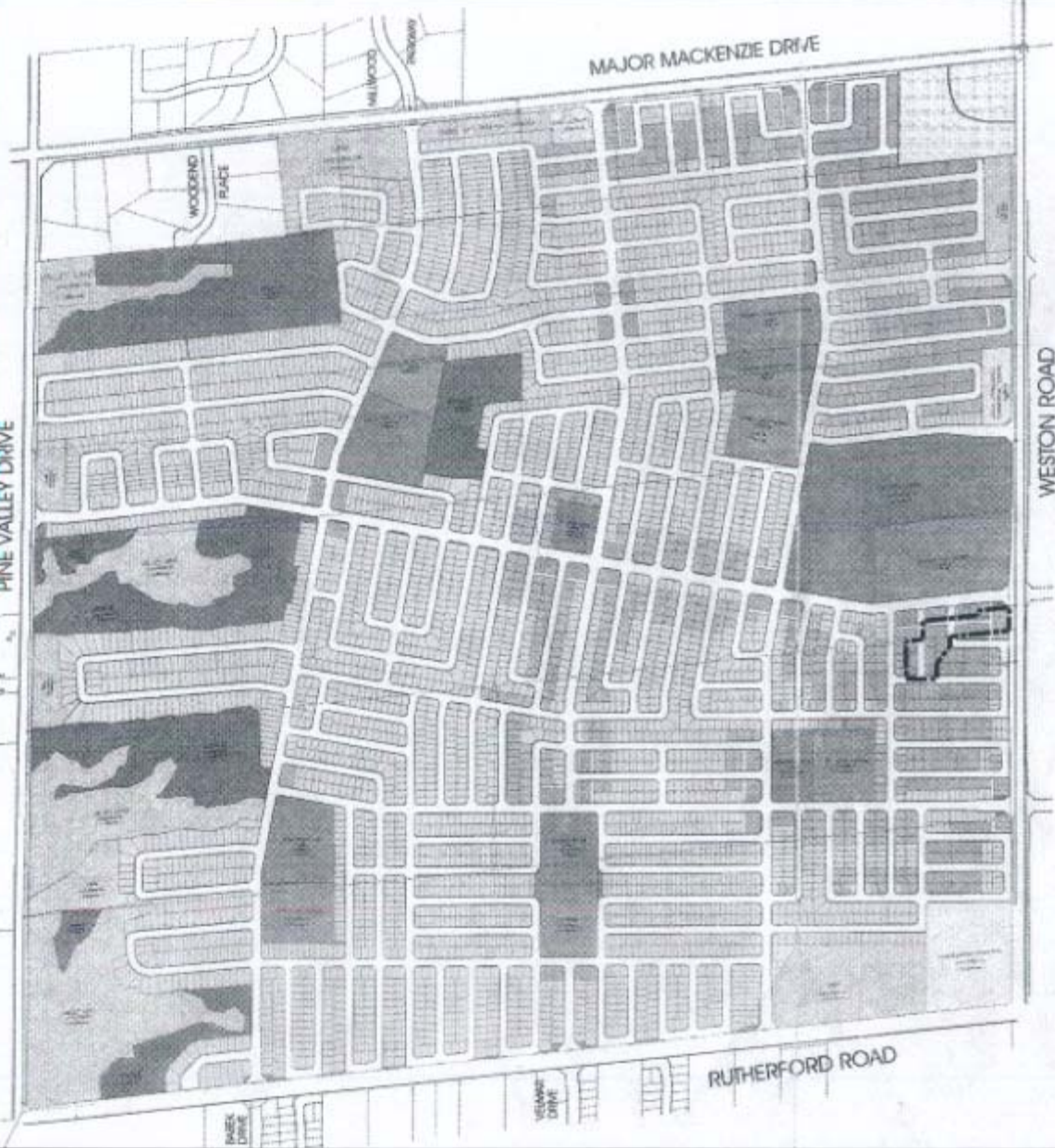
February 6, 2006

VELLORE VILLAGE













BLOCK PLAN - BLOCK 39

COUNCIL APPROVED OCTOBER 20, 1997

PINE VALLEY DRIVE



LEGEND

-  SINGLE DETACHED
-  SEMI DETACHED
-  STREET TOWNHOUSE
-  COMMERCIAL
-  SCHOOL & CHURCH
-  VALLEY LAND
-  S.W.M.
-  GREENWAY
-  PARK
-  BUFFER
-  TABLELAND WOODLOT
-  STUDY AREA

Not to Scale

OCT. 29, 1997 (752TOT-DES-C) SCALE 1:3000
KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
 7880 KHELE STREET, SUITE 207, CONCORD, L4K 4G7

Block Plan

 SUBJECT LANDS

APPLICANT:
 ST. MAGNUS DEVELOPMENTS INC.

Part of Lot 13,
 Concession 5

**City of
 Vaughan**

Development Planning Department

Attachment

FILE No.'s:
 Z.05.025 &
 19T-05V04

February 6, 2006

6