

**ZONING BY-LAW AMENDMENT FILE Z.01.008  
DRAFT PLAN OF SUBDIVISION FILE 19T-01V02  
MATTHEW GABRIELE & MICHELA TONIETTO  
REPORT #P.2001.20**

**Recommendation**

The Commissioner of Planning recommends:

1. That Zoning Amendment Application Z.01.008 (Matthew Gabriele and Michela Tonietto) BE APPROVED, to rezone the subject lands to R2 Residential Zone and OS1 Open Space Conservation Zone, in accordance with the zoning standards included in this report.
2. That Draft Plan of Subdivision 19T-01V02 (Matthew Gabriele and Michela Tonietto) prepared by Templeton Planning, Templeton-Lepek Inc., BE DRAFT APPROVED subject to the conditions set out in Attachment 1.
3. That the following resolution be passed allocating servicing capacity:  
  
"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT prior to final approval, Draft Approved Plan of Subdivision 19T-01V02 (Matthew Gabriele & Michela Tonietto) be allocated sewage capacity from either the Woodbridge Service Area of the York/Durham Servicing Scheme Pressure District or the Kleinburg Water Pollution Control Plant and water capacity from either the Water System of the York Water Supply System or the Kleinburg-Nashville Community Water System of the York Water Supply System, for a total of 11 residential units or an equivalent of 41 persons, prior to the execution of a subdivision agreement to the satisfaction of the City."
4. 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.

**Purpose**

On February 2, 2001, 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 3.20 ha site. The plan contains 11 residential lots and a 1.44 ha open space block. The land use area breakdown of the subdivision is as follows:

<u>Land Use</u>	<u>Area</u>
Residential (11 lots)	1.46 ha
Open Space Block	1.44 ha
Road	0.30 ha
TOTAL	3.20 ha

## **Background - Analysis and Options**

The subject lands are located on the north side of Old Major Mackenzie Drive, west of Islington Avenue (5750 and 5728 Old Major Mackenzie Drive) in Lot 21, Concession 8, City of Vaughan. The developable portions of the site are relatively flat, surrounded by steep grade changes where the lands drop into the Humber River valley. There are several mature trees on the property.

The subject lands are designated "Serviced Residential" and "Regional Road 27 Valley Corridor Study Area Open Space" by OPA 601 (Kleinburg Nashville Community Plan), and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88.

The surrounding land uses are:

- North - valley lands of the main Humber River (OS1 Open Space Conservation Zone)
- South - Old Major Mackenzie Drive; draft approved plan of subdivision (Jofian Holdings 19T-98V04) (R1 Residential Zone)
- West - main Humber River valley corridor (OS1 Open Space Conservation Zone); Regional Road 27
- East - residential (R1 Residential Zone)

On February 9, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands and the Kleinburg and Area Ratepayers Association. Three responses have been received from residents in the vicinity of the subject property and consultants representing adjacent property owners. Residents on Westridge Drive to the east expressed concerns regarding the proposed configuration of the cul-de-sac and its interface abutting the adjacent rear lots. A letter from a consultant representing Jofian Holdings requested that the applicant be required to provide for the cost sharing of facilities including the reconstruction of Old Major Mackenzie Drive, installation of a watermain on Old Major Mackenzie Drive, and over dedication of parkland, front-ended by the landowners on the south side of Old Major Mackenzie Drive. Council directed that the applicant meet with the residents, ratepayers' association, and the local Councillor to address the issues raised.

### **Official Plan**

The lands are designated "Serviced Residential" and "Open Space" by OPA 601 (Kleinburg Nashville Community Plan). The tableland portion of the subject lands is designated "Serviced Residential", which permits detached residential units at a maximum density of 5.0 to 7.5 units/net residential hectare. The draft plan consists of 11 lots, with frontages ranging from 24.5 to 29.7 metres, and depths between 44.2 and 54.5 metres. The density is 6.52 units/hectare, within the maximum range permitted in the Official Plan.

The Environmental Policies of OPA 601 require that a Master Environmental Servicing Plan (MESP) be submitted in support of a draft plan of subdivision. An MESP prepared by Burnside Vincent Associates and Azimuth Environmental Consulting Inc., dated August 2001, was submitted and reviewed by Staff and the Toronto and Region Conservation Authority.

The Official Plan requires that a minimum buffer of 10m shall be established from the top-of-bank, where development will not be permitted. The draft plan provides for buffers ranging from 0 to 10m within Block 12 of the plan, with an approximate average width of 5m throughout. In addition to the public buffers provided, Lots 1 through 4 will have a 10m structural setback from the open space block, and lots 5 and 6 will have 7.5m structural setback from the open space block.

Staff are satisfied that the proposed draft plan of subdivision conforms to the Official Plan.

## Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88. An amendment to the current zoning is required to implement the proposed plan. The proposed zoning is R1 Residential Zone, which requires a minimum lot frontage of 18m and minimum lot area of 540m<sup>2</sup>. There will be a minor amendment to the R1 Zoning Standards for the rear yards of Lots 1 through 4 and amendments to the standards for the rear and interior side yards of Lots 5 and 6.

The following amendments to R1 Zone standards are recommended:

<b>LOTS</b>	<b>SETBACK FROM OS1 ZONE (BLOCK 12)</b>
1 through 4	10 m
5 and 6	7.5 m
7 through 11	N/A

Staff is satisfied that the proposed zoning standards are appropriate and compatible with the standards for the existing subdivision. Minor modifications may be required as the final lotting pattern is delineated and approved.

The open space Block 12 will be zoned OS1 Open Space Conservation Zone.

## Subdivision Design

The draft plan consists of a total of 11 residential lots, which are located around a single straight cul-de-sac. Lots 6 through 11 back onto existing residential lots on Westridge Drive, and Lots 1 through 5 back onto the valleylands of the main Humber River. The lots have frontages ranging from 24.5m to 29.7m, with lots depths ranging from 44.5m to 54.5 m. The abutting lots along Westridge Road have lot frontages ranging from 19.58 to 20m and lot depths ranging from 72.92m to 81.09m.

## Servicing

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

### Servicing Report

In support of the draft plan, the applicant has submitted a servicing report entitled, "Master Environmental Servicing Plan for Draft Plan of Residential Subdivision, Lot 21, Concession 8", and addendum dated August 2001 and April 24, 2003, prepared by Burnside Vincent Associates Limited, detailing the provision of sanitary sewers, storm sewers and water supply. Engineering has reviewed the servicing reports and can summarize our comments below.

### Water Supply

The draft plan is found within the service area of Kleinburg/Nashville of the York Region Water Supply System. The servicing reports identify that the draft plan can be supplied by extending the existing 300mm diameter watermain on Westridge Drive. As a condition of draft plan approval, the Owner shall be required to contribute its proportionate share of construction costs toward the recent improvements to the system.

### Storm Drainage

The storm water flows from the subject lands are tributary to the Humber River Valley. The servicing reports identify that the proposed storm water quality and quantity detention pond, within the abutting draft plan 19T-98V04, can accommodate the drainage from the subject the draft plan.

Prior to final approval of the plan, the Owner shall provide a storm water management report for the review and approval of the City. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- i) Plans illustrating the proposed system and its connection into the existing storm system;
- ii) Storm water management techniques that may be required to control minor or major flows; and
- iii) Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

### Sanitary Servicing

The servicing reports detail 2 alternatives and identify both the Kleinburg and the Woodbridge Sewerage Systems as possible options to provide sanitary service to the draft plan. However, due to limited sanitary capacity remaining in the Kleinburg Sewerage System, past sanitary analysis of the Woodbridge Sewerage Systems has confirmed that the Woodbridge Sewerage System can accommodate the sanitary drainage from the draft plan, (reports entitled, "Sanitary Sewer Capacity Analysis", dated July 2002, prepared by EMC Group Limited, and "Sanitary Flow Monitoring of the Clarence Street Trunk Sewer" dated September 2001, prepared by Greenland International Consulting Inc.). Accordingly, the proposed sanitary system within the abutting draft plan 19T-98V04 has been designed and constructed to accommodate the sanitary drainage from the subject the draft plan.

Therefore, since (a) both the local and trunk sanitary sewers within the Woodbridge Sewerage System have been analyzed to accommodate the sanitary drainage from the draft plan, (b) the sanitary connection within the abutting draft plan 19T-98V04 has been designed and constructed to accommodate the sanitary drainage from the subject the draft plan, and (c) the limited sanitary capacity remains in the Kleinburg Sewerage System, the Engineering Department recommends that the subject draft plan be provided sanitary servicing allocation from the Woodbridge Sewerage System subject to the Region of York confirming sanitary servicing capacity.

As capacity through the Woodbridge Sewerage System has not been confirmed by the Region of York, and capacity is currently available through the Kleinburg Sewerage System, the resolution regarding servicing capacity allocates sewage and water capacity either through the Woodbridge Sewerage System or the Kleinburg Sewerage System, as determined to be appropriate, prior to final approval.

### Roads

Although Old Major Mackenzie Drive is external to the draft plan, the Owner shall reconstruct Old Major Mackenzie Drive to an urban road cross-section as part of the subject development abutting the draft plan of subdivision.

### Noise Attenuation

Due to the proximity of the draft plan to Regional Road 27, the Engineering Department requires a noise report that analyses the ultimate traffic data to be submitted for review and approval at the detailed engineering stage. Please note in the noise report that City policy requires mandatory A/C for residential units that abut and/or face major collector roads such as Regional Road 27. Accordingly, mandatory A/C would be required for Lots 1 to 6 inclusive on the draft plan.

### Streetlighting

The streetlighting design shall meet the City criteria within the draft plan, and include Old Major Mackenzie Drive abutting the draft plan.

### Environmental Site Assessment

In support of the proposed subdivision development, the applicant has recently submitted a copy of the site screening questionnaire dated June 11, 2003, and a copy of the ESA report entitled, "Rose Valley Homes, Environmental Site Assessment, Phase I", dated May 2003, prepared by Soil Eng Limited (the ESA report). Terrapex Environmental Ltd., had peer reviewed the Phase 1 Environmental Site Assessment, and based on the outcome of the peer review advise that the Phase 1 report submitted meets the minimum requirements of the Ministry of Environment *Guidelines for Use at Contaminated Sites in Ontario (1997)* and that the site is suitable for the proposed residential development.

### Vegetation

A number of mature trees are located on the northerly portion of the subject property, many of which will be removed to construct the proposed plan of subdivision. The Urban Design Department has advised that a detailed tree assessment study must be completed.

### Urban Design Department

The Urban Design department has provided the following preliminary calculation of parkland dedication:

#### Calculation Based on 5% Gross Land Area

Total Land Area within Plan [Minus Credits]	3.20 ha
Open Space Block	1.44 ha
Total Credits	1.44 ha
Total Land for 5% Dedication	1.76 ha
<b>Total Parkland Dedication</b>	<b>0.088 ha</b>
<b>Parkland Provided in Plan</b>	<b>0.000 ha</b>
<b>Total Cash-In-Lieu of Parkland</b>	<b><u>0.088 ha</u></b>

### Other Comments

The Region of York, the Toronto and Region Conservation Authority (TRCA) and the School Board have no objection to the proposal, subject to the provided conditions of draft approval.

## **Conclusion**

Community Planning Staff are of the opinion that the proposed draft plan of subdivision is an appropriate development for the lands and conforms to the density, land use and policies of the Official Plan. Similarly, the proposed rezoning of the subject lands to R1 Residential Zone, in accordance with the zoning standards discussed in this report, and OS1 Open Space Conservation Zone, will implement the proposed draft plan of subdivision, and allow development that is consistent with the surrounding area.

For these reasons, Staff recommends approval of the zoning amendment application and the draft plan of subdivision, subject to the conditions of approval provided on Attachment No. 1. Should Council concur, the recommendation of this report can be adopted.

## **Attachments**

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

## **Report prepared by:**

Karen Antonio-Hadcock, Planner ext. 8630  
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM

R:\ser\working\antoniok\Gabriele Tonietto.CW.dot

# **ATTACHMENT NO. 1**

## **CONDITIONS OF DRAFT APPROVAL**

### **DRAFT PLAN OF SUBDIVISION 19T-01V02 MATTHEW GABRIELE & MICHELA TONIETTO PART OF LOT 21, CONCESSION 8, 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-01V02, ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plan shall relate to the draft plan of subdivision, prepared by Templeton-Lepek Inc., dated March 14, 2001 (revised June 10, 2003).
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The Planning Act. Particular zoning categories to be applied are as follows:
  - a) All residential lots placed in R1 Residential Zone
  - b) Block 12 be placed in OS1 Open Space Conservation Zone to prohibit structural encroachment.
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 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 this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.

9. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
10. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City 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.
11. Final engineering design(s) may result in minor variations to the Plan (e.g., 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.
12. The Owner shall agree that construction access shall be provided only in a location approved by the City.
13. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City.
14. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
15. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
16. The Owner shall agree that no building permits will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
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.

- d) Where lands are being conveyed to the municipality for parkland purposes, the Owner shall agree that prior to issuance of any building permits, the Owner shall submit a Phase 2 environmental site assessment report(s) addressing all park blocks in the plan, in accordance with the Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (June 1996 as amended), to the satisfaction of the City. On-site sampling contained in the reports shall be conducted following completion and certification of the rough grading of the park block(s). Testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials. The Owner shall reimburse the City for the cost of peer review of said report(s).
18. Prior to the initiation of grading, and prior to the registration of this draft plan, the Owner shall submit for approval by the City and TRCA for review and approval the following:
- i) a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
    - a. plans illustrating how this drainage system will tie into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
    - b. the location and description of all outlets and other facilities;
    - c. stormwater management techniques which may be required to control minor and major flows;
    - d. proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
    - e. overall grading plans for the subject lands; and
    - f. 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.
  - ii) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City.
19. The Owner shall agree in the subdivision agreement, in wording satisfactory to the TRCA:
- 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.
- c) The Owner shall enter into a separate subdivision agreement with Vaughan Hydro Distribution Inc.
22. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to implement the approved abatement measures.
23. The Owner shall convey the following lands to the City or the TRCA, where appropriate, free of all charge and encumbrances:
- a) Block 12 for open space 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 any Urban Design and Architectural Design Guidelines, including a permanent 1.5m high black vinyl chain link fence along the limits of the lots where they abut the open space Block 12.

26. Prior to final approval, the Owner shall submit a tree assessment study to the satisfaction of the City. The Study shall include an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting; the Owner shall agree to undertake the measures identified in the City-approved assessment. The owner shall not remove trees, without written approval by the City.
27. a) Prior to final approval and prior to commencement of any works on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological Unit) and the City; the Owner shall agree to take protective measures required by the City for such sites.
- b) Prior to the commencement of any archaeological field work, a copy of the contract information sheet which was submitted to the Ontario Heritage Foundation, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Facility Master Plan Study housed in the City of Vaughan Archives, prior to commencing any fieldwork.
28. The Owner agrees to:
- a) Include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- b) Be responsible for notifying the purchaser of the exact Community Mailbox location prior to the closing of any home sale.
- c) Consult Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.
- d) provide the following for each community mailbox site, and include these requirements on the appropriate servicing plans:
- i. an appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
- ii. any required walkway across the boulevard, as per municipal standards;
- iii. any required curb depressions for wheelchair access;
- e) provide a suitable temporary community mailbox location(s) which will be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent location(s).
- f) provide a copy of the executed agreement to Canada Post.

29. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks:
- i. within the entire subdivision plan:
    - a. "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."
    - b. "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."
    - c. "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. A drawing showing conceptual location for boulevard trees is included in the subdivision agreement. This is a conceptual plan only and 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."
    - d. "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."
    - e. "Purchasers and/or tenants are advised that where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
    - f. "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."
  - ii. abutting any open space, woodlot or stormwater facility:
    - 1. "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
30. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to

be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:

- i. the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
- ii. 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.
- iii. the location of parks, open space, stormwater management facilities and trails.
- iv. the location of institutional uses, including schools, places of worship, community facilities.
- v. the location and type of commercial sites.
- vi. colour-coded residential for singles, semis, multiples, and apartment units.
- vii. the following notes in BOLD CAPITAL TYPE on the map:
  1. "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."
  2. "For detailed grading and berming information, please call the developer's engineering consultant, (name) at \_\_\_\_\_".
  3. "This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

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

31. 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.
32. 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.
33. Prior to the initiation of any grading and/or construction on the Plan, the Owner shall install an erosion and siltation fence along the top-of-bank within the plan. The erosion and siltation fence shall be maintained in place until sufficient grass cover is established within the plan to the satisfaction of the City.

34. Prior to final approval, the Owner shall pay its proportionate share of costs for construction and improvements to the Kleinburg/Nashville Water System, to the satisfaction of the City, if required.
35. Prior to final approval of the Plan, the Owner shall pay its proportionate share of costs for construction of Old Major Mackenzie Drive to an urban road cross section as part of the neighbourhood development from the draft plan at the west and including the intersection with Major Mackenzie Drive, to the satisfaction of the City.
36. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the front-end financing cost associated with the undertaking of the Kleinburg/Nashville Servicing Strategy Studies/ EA, to the satisfaction of the City, if required.
37. The Owner shall agree in the subdivision agreement to prepare a detailed edge management rehabilitation/enhancement plan for along the limits of open space (Block 12) to the satisfaction of the City and the TRCA.

#### Region of York Conditions

38. Prior to final approval, 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.
39. The Owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law DC-3-98-77.

#### Other Conditions

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



# Location Map

Part Lot 21,  
Concession 8

APPLICANT:  
MATHEW GABRIELE &  
MICHELA TONIELLO

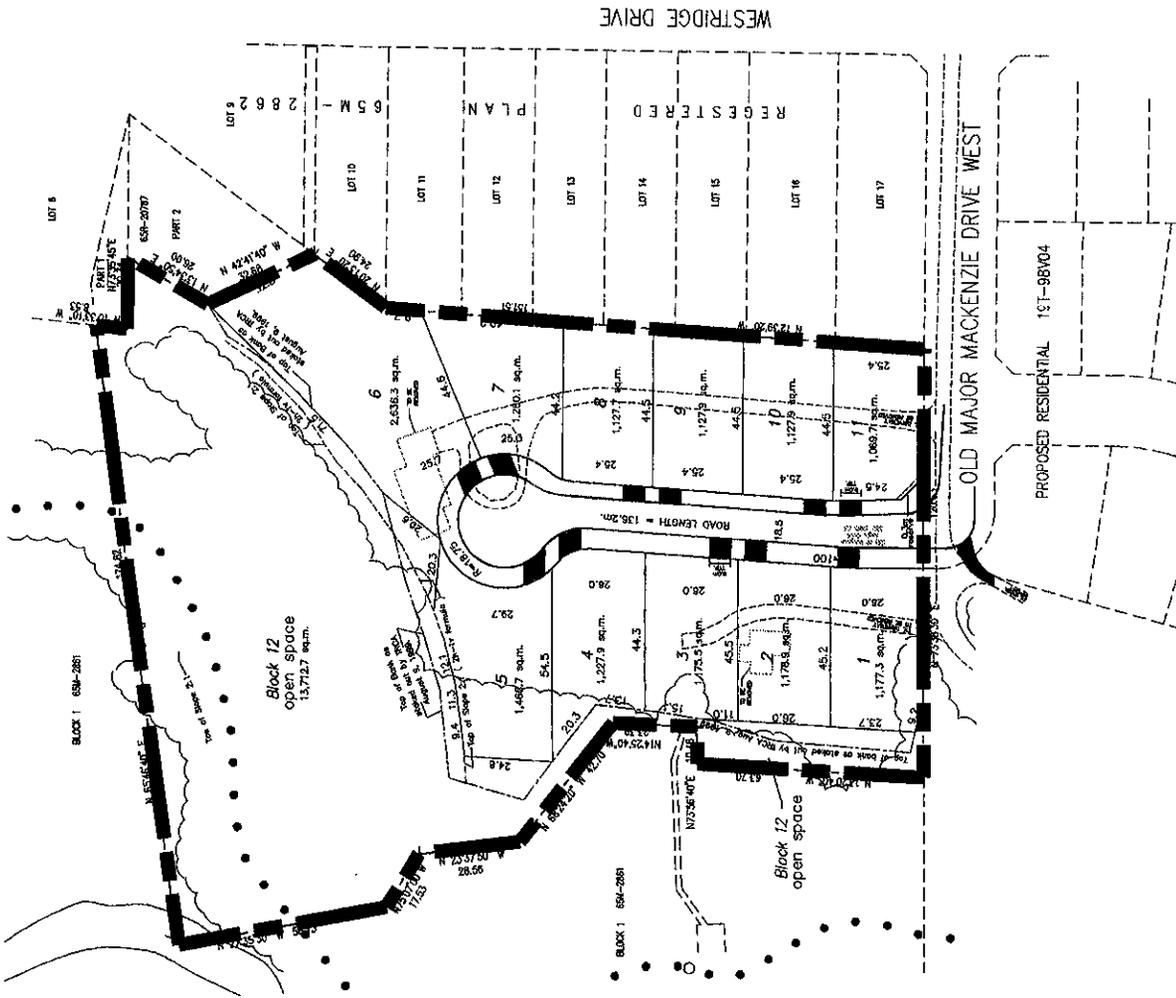
# CITY of Vaughan

Community Planning Department

# Attachment 2

FILE No:  
Z.01.008 &  
19T - 01V02

June 11, 2003



**SCHEDULE OF LAND USE**

Single Detached Residential Units = 11

Land Use	Area
Single Detached Residential (lots 1-11)	1.46± ha
Open Space (Block 12)	1.44± ha
Proposed Road (138.6 lin.m)	0.30± ha
<b>TOTAL</b>	<b>3.20± ha</b>

SUBJECT LANDS



Not to Scale

**Site Plan**

Part Lot 21,  
Concession 8

APPLICANT:  
MATHIEW GABRIELE &  
MICHELA TONETTO



Community Planning Department

**Attachment 3**

FILE No.:  
Z.01.008 &  
19T-01V02

June 11, 2003