

COMMITTEE OF THE WHOLE JUNE 18, 2001

**ZONING AMENDMENT APPLICATION
DRAFT PLAN OF SUBDIVISION
REPORT #P.2001.10
MERIN INVESTMENTS INC.
FILES: Z.00.109 & 19T-00V22**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning Amendment Application Z.00.109 (Merin Investments Inc.) BE APPROVED, subject to the implementing by-law including the following:
 - i) rezoning Lots 1 and 2, Lots 7 to 9 inclusive, Lots 15 – 30 inclusive, Lots 32 and 33, Lots 35 – 44 inclusive, Lots 49 and 50, Lots 54 – 60 inclusive, and Blocks 75 and 76 to R3 Residential Zone;
 - ii) rezoning Lots 3 – 6 inclusive, Lots 10 – 14 inclusive, Lots 31 and 34, Lots 45 – 48 inclusive, and Lots 51 – 53 inclusive to R4 Residential Zone;
 - iii) rezoning Blocks 71 and 72 to R4 Residential Zone, subject to Exception 9(259);
 - iv) rezoning Lots 61 – 70 inclusive, and Blocks 73 and 74 to R5 Residential Zone; and,
 - v) requiring a minimum 13.7m setback for all structures abutting the Highway #407 right-of-way.
2. THAT Draft Plan of Subdivision 19T-00V22 (Merin Investments Inc.), prepared by Weston Consulting Group Inc., dated May 31, 2001, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment #1.
3. THAT the following resolution be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply from Pressure District No.4 of the York Water Supply System:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-00V22 (Merin Investments Inc.) is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme, and water capacity from Pressure District No.4 of the York Water Supply System for a total of 80 units following 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, within the plan at rates stipulated in OPA #600 and conform to the approved “Cash-In-Lieu of Parkland Policy.”

Purpose

On December 7, 2000, the Owner submitted an application to amend the Zoning By-law and for Draft Plan of Subdivision, to permit an infill residential development of a 4.579 ha site, consisting of:

Detached Lots (less than 12 m frontage)	11 units
Detached Lots (12 m and greater frontages)	51 units

Semi-Detached Lots (7.5 m frontage)	<u>20 units</u>
TOTAL	82 units
Park	0.219 ha

The application has since been revised to reduce the number of lots and increase the size of the park, resulting in the following lot mix:

Detached Lots (less than 12 m frontage)	18 units
Detached Lots (12 m and greater frontages)	42 units
Semi-Detached Lots (7.5 m frontage)	<u>20 units</u>
TOTAL	80 units
Park	0.293 ha

Background - Analysis and Options

Background

On February 5, 2001, a Public Hearing was held, and Council subsequently ratified the Committee of the Whole recommendation to receive the applications, together with the following (in part):

"That the applicant meet with the ratepayers, local councillor and staff to address the issues raised, prior to this item being brought forward to a future Committee of the Whole meeting."

On March 21, 2001, a community meeting was held with the Local Councillor, Regional Councillor, representatives of the landowner and the residents. The primary concerns raised at the meeting were traffic, access and parkland.

On April 30, 2001, Council approved Official Plan Amendment Application OP.00.024 (Merin Investments Inc.) to re-designate the lands along Pine Valley Drive from "Medium Density Residential" to "Low Density Residential" to permit the development of semi-detached dwellings. OPA #568 was adopted on May 14, 2001.

Location

- West side of Pine Valley Drive, north of Highway #407
- Part 1 on Plan 65R-15431
- Part of Lots 3 and 4, Concession 7, City of Vaughan

Land Use Status

- Designation - "Low Density Residential" by OPA #240 (Woodbridge Community Plan), subject to site specific OPA #568
- Zoning - A Agricultural Zone by By-law 1-88

Site Description

- a 4.579 ha vacant site
- the surrounding land uses are:
 - North - detached and semi-detached residential, park (R4 Residential and OS2 Open Space Park Zones)
 - South - proposed residential plan 19T-99V10 (A Agricultural Zone)

East - Pine Valley Drive; employment (EM1 Prestige Employment Area Zone)
West - semi-detached residential (R4 Residential Zone)

Official Plan

The "Low Density Residential" designation permits single and semi-detached residential units at a maximum density of 22 (net) units/hectare. The proposed development for single and semi-detached units at 18.69 units/hectare conforms to the Official Plan.

Zoning

The lands are zone A Agricultural Zone by By-law 1-88. The semi-detached lots, backing onto Pine Valley Drive, would be zoned R5 Residential Zone which requires a minimum lot frontage of 7.5m/unit and lot area of 225sq.m/unit.

The detached lots with frontages less than 12 m, primarily lots with 9 and 10 m frontage, would be zoned R4 Residential Zone which requires a minimum lot frontage of 9 m and a lot area of 360 sq.m.

The detached lots with frontages of 12 m or greater would be zoned R3 Residential which requires a minimum lot frontage of 12 m and a lot area of 360 sq.m.

Blocks 71 and 72 would be zoned R4 Residential Zone, subject to Exception 9(259). These blocks would be added to blocks to the north and the zoning must be consistent. Blocks 75 and 76 would be zoned R3 Residential Zone as they will be added to a block to the south that is already zoned R3 Residential Zone.

Block 77, the park, will be zoned OS2 Open Space Park Zone.

The Ministry of Transportation (MTO) has requested a minimum setback of 13.7m for all structures on the lots abutting Highway #407 lands, which would be included in the zoning by-law.

Draft Plan of Subdivision

Design

The subdivision is based on an extension of Terra Road, with a crescent running off of it. The semi-detached units will be along the east side of Terra Road, backing onto Pine Valley Drive and the remainder of the lots will be for detached units.

The park block is located at the northwest corner of the subject lands, forming an extension to Alexander Elisa Park.

Traffic

A Traffic Impact Study, prepared by Mark Engineering, concludes that there will be moderate increase in traffic on Tall Grass Trail, south of Pine York Avenue, and on Terra Road, and that the existing road system will operate at a satisfactory level of service. No road improvements are required. The Engineering Department has reviewed this study and concur with the results.

Local residents have expressed a concern regarding accesses to the Pine York subdivision, being from Tall Grass Trail and Pine York Avenue. They requested that a third access to Pine Valley Drive be provided, either from the subject lands or by demolishing 2 dwellings to the north of the subject lands. This matter has been reviewed by City Staff with the authorities responsible for granting such accesses.

The Ministry of Transportation (MTO) have commented that the entire frontage of the lands along Pine Valley Drive is located within a Class 1 Highway Designation, which does not permit access from the subject lands.

The Region of York Transportation and Works Department have commented that they generally require a minimum of 400 m between subdivision accesses onto a Regional Road. That distance south from Pine York Avenue would place the proposed access within the MTO Class 1 Highway Designation area, which does not permit an access.

Based on the responses and requirements of both the Region and MTO, a third access from Terra Road to Pine Valley Drive, either from the subject lands or to the north, is not technically possible.

Roads

The draft plan of subdivision indicates a 17.5 m road allowance for Street 'A'. The Engineering Department has indicated that the subject lands are outside of the OPA #600 area, where the Alternative Design Standards generally apply, however the 17.5 m road allowance is technically acceptable.

Noise

A Noise Report, submitted by Valcoustics Canada Ltd., concluded that noise abatement measures will be required. A sound barrier ranging from 1.8m to 2.9m high along Pine Valley Drive is required. Provision of central air conditioning will be required for all lots adjacent to Pine Valley Drive. The Engineering Department has reviewed this study and concur with the findings.

Servicing

The development is within the service area of Pressure District No. 4 of the York Water Supply System, and it is expected that the lands will be serviced by the existing mains on Tall Grass Trail and Terra Road. Water can only be supplied from Terra Road until the draft approved lands to the south are developed.

The development will have sanitary sewer service from Tall Grass Trail. A detailed storm servicing report will be required to address quantity and/or quality control methods at the design stage of the plan of subdivision, subject to the approval of TRCA. The report should also address methods of minimizing and controlling erosion and siltation on and off the site, during and after construction. The TRCA has requested cash-in-lieu to stormwater management for this development.

The Engineering Department have reviewed the supporting servicing reports and have no objections.

The Engineering Department has indicated that the subject lands are located within the Woodbridge Service Area of the York/Durham Sanitary Servicing Scheme and Pressure District No. 4 of the York Water Supply System. Sewage capacity must be allocated by Council in conjunction with Draft Plan approval, and a resolution is included in the "Recommendation" of this report.

Parkland

The Department of Urban Design has calculated the parkland dedication and found that the amount to be dedicated complies with their policies. Parkland dedication is required and has been included in the "Recommendation". Urban Design staff have also commented that any site servicing through the park must be addressed prior to the registration of the subdivision.

Agency Comments

No objections to the proposed development have been received from TRCA and the Cultural Services Department, subject to requested conditions of draft approval. The York Catholic District School Board, York Region District School Board, Hydro One Networks Inc. and Canada Post have no objections.

The Region of York and the Ministry of Transportation have no objections to draft plan approval, subject to conditions which have been included within Attachment #1.

Hydro Vaughan Distribution Inc. has advised that the developer is to design and install utilities in accordance with current standards.

Planning Considerations

The proposed subdivision should have little impact on the existing residential area. The traffic study indicates that there will be a moderate increase in traffic along Tall Grass Trail and Terra Road, however, the road network will be operating within its capacity. The proposed development is in keeping with the existing dwellings in terms of lot sizes and building forms. The parkland dedication will add to the existing Alexander Elisa Park.

Conclusion

Staff have reviewed the proposed applications in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and have no objections. The proposed draft plan and the adjacent draft plan of subdivision (19T-99V10) will complete the road pattern, park and residential neighbourhood, as contemplated by the Official Plan for more than 20 years.

The proposed R3, R4 and R5 Residential Zones will be compatible with the zoning in the immediate area and conform to the "Low Density Residential" designation.

Staff support approval of Zoning Amendment Application, File Z.00.019 and Draft Plan of Subdivision 19T-00V22, subject to conditions contained. 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:

Todd Coles, Planner, ext. 8634

Art Tikiryman, Senior Planner, ext. 8212

Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

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-00V22, CITY OF VAUGHAN, ARE AS FOLLOWS:

City of Vaughan Conditions

1. Approval shall relate to the draft plan of subdivision, prepared by Weston Consulting Group Inc., dated May 31, 2001.
2. The lands within this draft plan of subdivision shall be appropriately zoned by a zoning by-law, which has come into effect, in accordance with the provisions of the Planning Act.
3. Prior to final approval of the plan, the Owner agrees to pay any and all outstanding application fees to the 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 conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, 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 road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. That prior to commencing the subdivision agreement process:
 - a) the road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department; and,
 - b) the lots on the draft plan of subdivision shall be assigned municipal addresses by the City.
7. The road allowances included within this draft plan of subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m 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.
8. Any dead end or open side of a road allowance created by this draft plan of subdivision shall be terminated in a 0.3 m 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.
9. The Owner agrees that prior to final approval, final engineering design(s) may result in variation to the road and lotting pattern, number of lots, distribution of uses, and conditions of approval, subject to the satisfaction of the City and other relevant approval authorities.
10. The Owner shall agree in a subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York, if required, with no direct access to Pine Valley Drive.

11. The Owner shall agree that all part blocks within the Plan shall only be developed in conjunction with abutting part blocks of adjacent plans.
12. Easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
13. Prior to final approval, the Owner shall prepare a soils report prepared for review and approval of the City, and shall agree in the subdivision agreement that the recommendations (including pavement design structure for ideal and non-ideal conditions) shall be carried out to the satisfaction of the City.
14. Prior to final approval, the Owner shall submit to the satisfaction of the City, environmental site assessment report(s) in accordance with the Ministry of Environment and Energy's Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended.
15. Prior to final approval, the Owner shall reimburse the City for the cost of the City's peer review for the environmental site assessment reports.
16. Prior to final approval, should site remediation be required in order to meet the applicable soil and ground water criteria as set out in the Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended, the Owner shall submit to the City, a copy of the Record of Site Condition, which has been acknowledged by a Provincial Officer of the Ministry of Environment and Energy.
17. The Owner shall agree in the subdivision agreement that the Owner covenants and agrees that all lands to be conveyed to the municipality meet the applicable soil and ground water criteria for the intended use as set out in the Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended.
18. Prior to the initiation of grading, and prior to registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for approval the following:
 - a) A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan of subdivision, which report shall include:
 - i) 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;
 - 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; and,
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

19. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

20. Prior to final approval of the plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed that have been designed and oversized by others to accommodate the development of the plan.
21. Prior to final approval and prior to any works commencing on site, the Owner is required to provide lot grading, road grades and cross sections of each to the City's Engineering Department for review and approval.
22. The Owner shall agree in the subdivision agreement to include the following warning clause in all offers of purchase and sale or lease for all lots, blocks and/or dwelling units within the plan:

"Purchasers and/or tenants are advised that the roads within the plan of subdivision 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 provide for reduced pavement widths that are narrower than City standards. Traffic calming measures may also be incorporated in the road design."
23. The development of the proposed plan shall be coordinated with the lands to the south and north and the internal roads shall be interconnected with the roads of the adjacent plans of subdivision to the south and north.
24. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City and the Region of York for review and approval. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City and the Region.
25. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
26.
 - a) Prior to final approval of the Plan, 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 arising in connection with the Plan. The Owner shall enter into a development agreement with Hydro Vaughan which addresses the foregoing requirements on terms satisfactory to Vaughan Hydro.
 - b) The Owner is to design, purchase materials, and install a buried hydro distribution system within the confines of the Plan, and 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.
27. The Owner shall agree in the subdivision agreement to include the following warning clause that Council approved on September 29, 1997 with respect to "Tree Fees" in all offers of purchase and sale or lease for all dwellings within the plan:

"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 the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front of or on the side of a residential lot.”

28. Prior to final approval, the Owner shall prepare a tree assessment study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting. The Owner shall agree not to remove trees, without written approval by the City.
29. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre black vinyl chain link fence along the limits of the residential lots that about the park block or school block or open space block.
30. Prior to final approval, the Owner shall submit to the satisfaction of the Department of Urban Design, an urban design/streetscape master plan for the subdivision. The plan shall address, but not be limited to the following issues:
 - a) Internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services, ie. typical road sections which incorporates boulevard trees are required.
 - b) Co-ordination of the urban design/streetscape elements as they relate to all draft plans.
31. The Owner shall agree in the subdivision agreement to provide a 2.4 m wide concrete walkway into the park block free of all costs and encumbrances.
32. Prior to final approval of the plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archaeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the Owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licenced archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
33. The Owner shall be required by way of subdivision agreement to agree that no development or grading shall occur on any site identified as being archaeologically significant by the evaluation referred to above, until archaeological excavations of all significant sites within any phase for which final approval has been given have been carried out to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the City; the Owner shall also agree, in the subdivision agreement, to take whatever protective measures are required by the City for any archaeologically significant sites.
34. That prior to final approval, the Owner shall submit to the Ministry of Transportation for their review and approval, a copy of a drainage/stormwater management report indicating the intended treatment of the calculated run-off.
35. That prior to final approval, the Owner shall submit an illumination plan indicating the intended treatment of the headlight glare from traffic adjacent to Highway #407, to the satisfaction of the Ministry of Transportation.

Region of York Conditions

36. Where final approval of this draft plan of subdivision, or any portion thereof, has not been given within three years after the original date of draft plan approval, the Regional Transportation and Works Department shall confirm that adequate water supply capacity and sewage treatment

capacity continues to be available prior to final approval of any remaining portion of the plan, and continued capacity availability may require infrastructure additions or improvements.

37. Contracts for any required capital works shall have been let prior to registration of this plan of subdivision or any phase thereof.
38. The Owner shall provide a set of engineering drawings for review and approval by the Region of York Transportation and Works department which indicates the subdivision storm drainage system, site grading and servicing, plan and profile for roadwork, construction access and mud mat design, utility location plans and landscape plans.
39. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
40. Where noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Region of York Transportation and Works Department, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way.
 - b) That noise fences adjacent to Regional roads may be constructed on the private side of the 0.3 meter reserve and may be a maximum of 2.5 metres in height, subject to the area municipality's concurrence.
 - c) That maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Regional Municipality of York; and,
 - d) That any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Region of York Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
41. The Owner shall provide a signed copy of the subdivision agreement to the Region of York Transportation and Works department outlining all their requirements.
42. 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.

Toronto and Region Conservation Authority Conditions

43. Prior to final registration of the plan of subdivision or any on-site grading, the Toronto and Region Conservation Authority (TRCA) shall receive for review and approval:
 - a) A detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with the Functional Servicing Report (Valdor Engineering, File 00140, dated January 2001). This report shall include:

- i) plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?
- ii) storm water management techniques which may be required to control minor or major flows;
- iii) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
- iv) proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.

Or,

- b) Subject to the approval of the City of Vaughan, provide a cash-in-lieu contribution for on-site stormwater management.

44. That the Owner agree in the subdivision agreement, in wording acceptable to the TRCA:

- a) To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendation of the technical report referenced in Condition 44;
- b) To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA.

Other Conditions

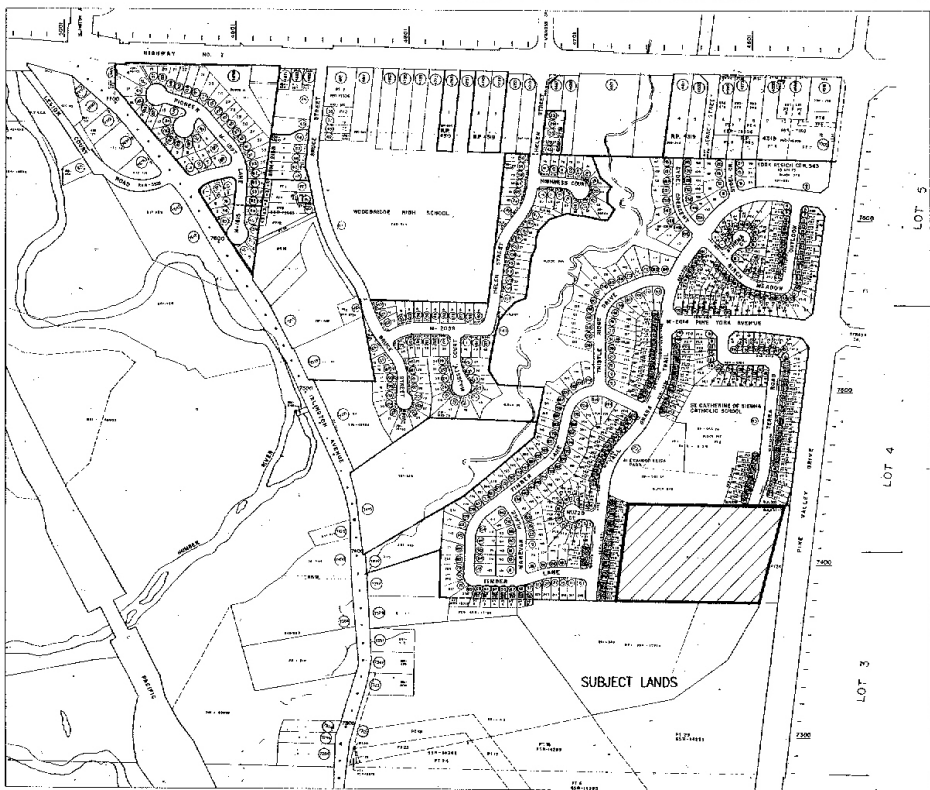
45. Final approval for registration may be issued in phases provided that:

- a) Phasing is proposed in an orderly progression, and;
- b) All government agencies agree to registration by phases and provide clearances as required in Conditions 1 to 44 inclusive; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

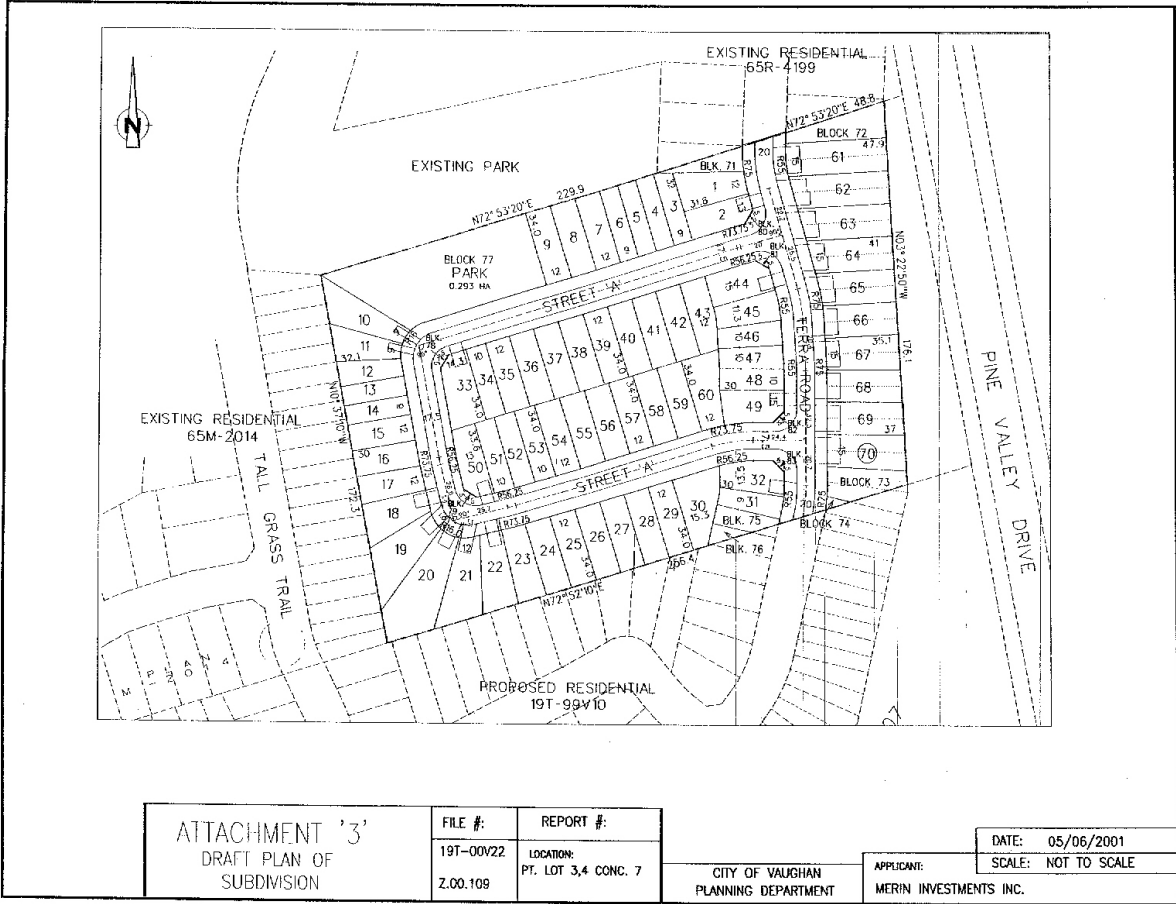
46. The City shall advise that Conditions 1 to 35 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

47. The Regional of York shall advise that Conditions 36 to 42 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

48. That the Toronto and Region Conservation Authority shall advise that Conditions 43 and 44, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



ATTACHMENT '2' LOCATION MAP	FILE #:	REPORT #:	DATE: 05/06/2001
	19T-00V22	LOCATION:	SCALE: NOT TO SCALE
	Z.00.109	PT. LOT 3,4 CONC. 7	CITY OF VAUGHAN PLANNING DEPARTMENT



ATTACHMENT '3' DRAFT PLAN OF SUBDIVISION	FILE #:	REPORT #:	DATE:
	19T-00V22	LOCATION: PT. LOT 3,4 CONC. 7	05/06/2001
	2.00.109	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: MERIN INVESTMENTS INC.
			SCALE: NOT TO SCALE