

COMMITTEE OF THE WHOLE JANUARY 7, 2002

**DRAFT PLAN OF SUBDIVISION FILE 19T-01V09
ZONING BY-LAW AMENDMENT FILE Z.01.071
ROYAL LANE HOMES (WESTON II) INC.
REPORT#P.2001.75**

Recommendation

The Commissioner of Planning recommends:

1. That Zoning Amendment Application Z.01.060 (Royal Lane Homes (Weston II) Inc.) BE APPROVED, to rezone the subject lands to R1 Residential Zone to permit the development of 42 residential lots.
2. That Draft Plan of Subdivision 19T-01V09 (Royal Lane Homes (Weston II) Inc.), prepared by EMC Group Limited, revised November 12, 2001, BE DRAFT APPROVED, subject to the conditions of draft plan approval contained within Attachment #1
3. That the subdivision agreement shall contain a provision requiring the Owner convey lands in an amount not exceeding 5% of the lands included in the draft plan of subdivision to the City for parkland purposes pursuant to the provisions of the *Planning Act*; alternatively, the City may require payment of cash-in-lieu of the said conveyance, in accordance with Section 7.05 of the Woodbridge Neighbourhood 3 Developers' Group Agreement
4. That the Following resolution be passed allocating sewage capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-01V09 (Royal Lane Homes (Weston II) Inc.) is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme, and water capacity from Pressure District No.6 of the York Water Supply System for a total of 42 residential units following the execution of a subdivision agreement to the satisfaction of the City. This allocation shall return to Council after a period of one year in the event that the plan is not registered"

Purpose

On October 11, 2001, the Owner submitted applications to amend the Zoning By-law and a draft plan of subdivision consisting of 42 residential lots, having minimum lot frontages of 18m.

Background - Analysis and Options

The subject lands are on the south side of Rutherford Road, west of Weston Road, in Lot 15, Concession 6, City of Vaughan. The lands have an area of 3.99 ha, with 98m frontage on Rutherford Road. The lands are currently vacant and relatively flat, with scattered small rock and shrub croppings. The surrounding land uses are as follows:

North - Rutherford Road; residential (RV2 (WS) Zone)
South - residential (R2 Residential)
East - residential (R1 Residential)
West - residential (R1 Residential)

At the November 19, 2001 Public Hearing, a representative from the local ratepayer group spoke in support of the application and requested that the appropriate warning clauses with respect to road configuration and urban design guidelines be included in the subdivision agreement. A letter

was also submitted from a resident, which indicated the lack of entrances and exits to the Weston Downs Neighbourhood, and requested Council to examine this issue.

Official Plan

The lands are designated "Low Density Residential" by OPA #240, which permits detached residential units. The proposed development conforms to the policies of the Official Plan

The subject lands are located within the Weston Downs North 3 Neighbourhood Plan (See Attachment #4), which was approved by Council on July 13, 1988. This plan addresses land use, transportation, roads, traffic impact, servicing, and provides a lotting plan for each parcel of land. The proposed development shows 42 lots laid out in a similar manner as shown on the Weston Downs Neighbourhood North 3 Plan approved by Council. The proposed development conforms to the Weston Downs North 3 Neighbourhood Plan.

OPA #240 sets out four residential neighbourhoods for Woodbridge and provides density requirements for each. The subject lands are within Neighbourhood 3, which permits a maximum density of 7.4 units per gross hectare, calculated on a neighbourhood basis. On this basis, the number of lots proposed by the plan appears to conform and is consistent with other similar properties which have been approved in the area. The proposal is similar to the neighbourhood plan with respect to the number of lots, lotting and size, and proposes a development that is consistent with plans of subdivision previously approved.

Zoning

The lands are currently zoned A Agricultural Zone by By-law 1-88, and an amendment is required to rezone the lands for residential use. The proposed lots have a minimum lot frontage of 18m; therefore, it would be appropriate to rezone the lands R1 Residential Zone, which would make it consistent with the surrounding area.

Draft Plan of Subdivision

The proposed draft plan of subdivision is based on the connection of the two portions of Village Green Road, which provides access to the parcel. The subdivision design provides for 37 lots fronting on a road completing Polo Crescent, and 5 lots along the south side of Village Green Drive, being the offset division of the lotting, creating a situation where two lots about the existing individual lot.

Engineering Comments

The Engineering Department, Development Division, have reviewed the proposed draft plan and provide the following comments:

a) Roads

The road pattern within the plan of subdivision corresponds and coincides with the pattern and layout of registered plans 65M-2948 and 65M-2952 located immediately to the west and east, respectively.

b) Services

The municipal services for the development shall be in accordance with the approved Municipal Servicing Report(s) prepared by Cosburn Patterson Wardman Limited, titled Neighbourhood 3 North (East Phase), dated 1993 and Stormwater Management Design Brief, Neighbourhood 3 North (West Phase), dated July 1994.

i) Sanitary Servicing

The subject site will connect to the existing 200mm diameter stub on Village Green Drive (registered plan 65M-2948) located at the west limit of the proposed plan.

ii) Storm Drainage

The subject site will connect to the existing 825mm diameter stub on Village Green Drive (registered plan 65M-2948) located at the west limit of the proposed plan for the minor system. The major system will drain westerly along Village Green Drive through the internal roads to Pine Valley Drive and discharge into the Kortright Pond located in the north/west corner of Rutherford Road and Pine Valley Drive.

iii) Water Supply

The subject lands are located within service area Pressure District No.6 of the York Water Supply System.

The proposed watermain will connect to the existing 300mm diameter stubs at the west and east limit of the plan on Village Green Drive and existing 200mm diameter stub on Polo Crescent to complete the watermain network loop.

c) Sewage and Water Allocation

On November 23, 1998, Council reserved sewage servicing capacity for 268 units in the Woodbridge Service Area for residential subdivisions that were draft plan approved and located within approved Official Plans that preceded OPA #400. The Royal Lane Homes plan was not included within this reserved capacity since it was not draft approved at the time.

Currently, sewage servicing capacity for approximately 23 units is available in the Woodbridge Service Area for allocation to pre-OPA #400 developments. Accordingly, to provide full servicing capacity to the Royal Lane Homes plan, an additional 19 units of capacity would need to be identified.

In consultation with Planning, it is our understanding that the total number of units in two of the subdivisions in the Woodbridge Expansion Area have decreased by about 16 units through the finalization of M-Plans. We anticipate that relotting of plans will continue and that, in the fullness of time, there will be sufficient capacity identified in the Woodbridge Service Area to accommodate the additional 19 units required for the Royal Lane Homes plan. Water capacity is not a constraint at this time.

Environmental Site Assessment

A peer review was requested November 12, 2001 from Decommissioning Consulting Services for the subject lands. The Engineering Department supports the proposed development subject to the draft plan conditions contained within Attachment #1.

York Region Planning Department

The Regional Municipality of York has reviewed the proposed development and has no objection, subject to the conditions contained within Attachment #1. The Region has also indicated that it recommends that the City of Vaughan allocate water and sewer capacity to the subject lands concurrently with approval of the draft plan of subdivision.

Environmental

The proposed development includes a road connection from Velmar Drive to Polo Crescent, which will enable the closure of the temporary access from Polo Crescent to Rutherford Road. The road will be dedicated to the City of Vaughan and therefore, a phase one environmental report is required. On November 5, 2001, a Phase One Environmental report, prepared by Soil Eng Limited, was submitted and circulated to the City's peer reviewer.

On December 7, 2001 the City's peer reviewer indicated the land is suitable for residential/parkland land use, in accordance with the Ministry of the Environment's Guideline for Use at Contaminated Sites in Ontario.

The draft plan includes residential lots that abut Rutherford Road, therefore the Owner must submit an Environmental Noise Impact Study, recommending suitable noise control features, if necessary, to the satisfaction of the City Engineering Department

Cultural Services

Staff have no objection to the proposed development subject to conditions, which have been included within Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed applications and have indicated that they have no objection to the draft approval of this plan subject to conditions outlined in Attachment #1.

Canada Post

Staff have reviewed the proposed development and have no objections provided the owner addresses the conditions on Attachment #1.

Vaughan Hydro and Fire Departments

All conditions and requirements of the City Fire Department and Vaughan Hydro Inc. must be addressed as a condition of draft approval.

School Boards

Both the York Catholic District School Board and the York Region District School Board have no objection to the proposed applications. The District School Board has indicated that due to the increase in the public-supporting population in this area, students may be bused outside their community.

Urban Design Department

The Department of Urban Design has reviewed the proposed plan of subdivision and have indicated that they have no objection to the proposal subject to their conditions included in Attachment #1.

Urban Design Guidelines

Prior to the issuance of a building permit, the individual permit site plans and drawings must be stamped by the approved consultant architect for the Neighbourhood North #3 Plan, verifying the architectural conformity of the dwellings with the approved Urban Design Guidelines. The Owner shall also adhere to the streetscape details respecting, but not limited to, noise attenuation, fencing, lighting and driveway surface materials.

Developers Group Agreement

Prior to final approval, the Owner must enter into the Woodbridge Neighbourhood 3 North Developers' Group (WN3G) Agreement to the satisfaction of the City, respecting the costs and obligations to be borne by each of the landowners within the neighbourhood, which includes, but is not limited to, the provision of the neighbourhood park and school, feeder roads and municipal services. The agreement provides for "Additional Parties" (Section 25) to become party to the agreement when they develop.

Conclusion

Staff is of the opinion that the proposed draft plan for 42 residential lots is an appropriate use for the lands and conforms to the Official Plan. Similarly, the proposed rezoning of the subject lands to R1 Residential Zone to implement the draft plan, will bring the zoning into conformity with Official Plan Amendment #240, and is consistent with development within the surrounding area.

For these reasons, Staff recommend approval of the zoning amendment application. Staff is also satisfied that the draft plan of subdivision is in accordance with the policies of OPA#240 and the approved Woodbridge Neighbourhood 3 North Plan, and therefore should be approved. The proposed conditions of draft plan approval are provided on Attachment #1. Should Council concur, Subdivision 19T-01V09 should be draft approved with the resolution.

Attachments

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

Report prepared by:

Eugene Fera, Planner, ext 8064
Art Tikiryán, 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

/CM

ATTACHMENT NO. 1

THE CONDITIONS OF THE COUNCEL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-01V09, CITY OF VAUGHAN, ARE AS FOLLOWS:

City of Vaughan Conditions

1. Approval shall relate to the draft plan of subdivision, prepared by EMC Group Limited as revised, dated November 12, 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 of Vaughan 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. The road allowances included within this draft plan of subdivision shall be named as follows: Street B, Polo Crescent and Street A, Village Green Drive to the satisfaction of the City and York Regional Planning Departments.
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 .3m 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 .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.
9. 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.
10. 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
11. Prior to final approval, a soils report prepared at the owners expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry

out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

12. 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 and the TRCA:
 - 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:

- a) to carry out, or cause to carry out, the recommendations set out in any; and
 - b) all of the aforementioned reports to the satisfaction of the City and the TRCA.
13. 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, sanitary sewers, and storm drainage facilities are available to service the proposed development.
 14. 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.
 15. 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 of York.
 16. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:

“Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants.”
 17. Prior to final approval of the Plan, the Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment reports, if required.

18. The pattern of streets and the layout of lots and blocks within this draft plan of subdivision shall be designed to correspond and coincide with the pattern and layout of the abutting registered plans.
19. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within the Woodbridge Neighbourhood 3 North Community Developers' Group 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 the Woodbridge Neighbourhood 3 North Community. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
20. Prior to final approval of the Plan, the Trustee for the Woodbridge Neighbourhood 3 North Community Developers' Group shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Woodbridge Neighbourhood 3 North Community Developers' Group Agreement.
21. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan:

“Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, roads internal and external to the Plan such as Village Green Drive, Orr Avenue, Babak Boulevard, Velmar Drive and Weston Road may be subject to public transit bus traffic.”
22. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan:

“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 the 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.”
23. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan:

“Purchasers and/or tenants are advised that, notwithstanding the road network outlined in OPA 240 and the Woodbridge Neighbourhood 3 North Community Plan, Valdorr Avenue east of Kimber Crescent and Orr Avenue west of Colavita Court along with Village Green Drive east of Polo Crescent and Village Green Drive east of Woolacott Road have been designed to be discontinuous pursuant to Council's direction May 25, 1999.”
24. The Owner acknowledges that Council approved the Urban Design Guidelines for the Woodbridge Neighbourhood 3 North Community:

“That the Urban Design Guidelines include interlocking brick or concrete pavers for driveway surfaces as a required feature.”

25. Prior to final approval of the Plan, the City shall confirm that adequate water supply capacity and sewage treatment capacity are available and have been allocated thereto.
26. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for any dwelling within Lots 17 to 21 inclusive on the Plan.

“Purchasers and/or tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which allows windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment and in compliance with the City’s noise policy.”
27. The dwelling units on Lots 17 to 21 inclusive shall be designed and constructed with a forced air heating system, which includes central air conditioning. The air cooled condenser unit shall have a maximum ARI rating of 7.6 bels or shall emit noise not exceeding 61dBA at a distance of 4.57 metres or at the nearest point on the closest property line, whichever distance is greater.
28. Prior to final approval of the plan, the Owner shall submit streetscape/landscape plans, in accordance with the approved Urban Design Guidelines for the Woodbridge Neighbourhood 3 North Community Plan approved by Council on May 10, 1999. The landscape plans shall address, but not be limited to, landscaping along Rutherford Road, walls, driveways surface material, lighting, fencing and boulevard tree planting. All landscape/streetscape plans shall be stamped-approved by the design Control Architect for the Woodbridge Neighbourhood 3 Developers group.
29. Prior to final approval, the Owner shall submit a detailed tree assessment and preservation plan to the satisfaction of the City.
30. Prior to issuance of a building permit, the individual site plans and building elevation drawings shall be stamped by the consulting architect, verifying conformity of the building with the Urban Design Guidelines for the Woodbridge Neighbourhood 3 North as prepared by Quatro Architects, Paul Johnson Architect and MBTW Group, and approved by Council on May 10, 1999.
31. Prior to final approval of any development agreement, and prior to the initiation of grading of any lands, a preliminary archeological evaluation of the entire area shall be carried out at the owners expense, and the report shall identify any significant archaeological site found as a result of the assessment. The archaeological assessment report shall be carried out by a licensed 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 Ministry for review and approval.

32. Prior to final approval, the owner, shall agree that no development or grading shall occur on any site identified as being archaeologically significant until such time as the results of the archaeological report have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the City.
33. Prior to final approval, the owner will consult with Canada Post Corporation to determine suitable locations for community mailboxes and will indicate both these locations and their design on the appropriate servicing plans.
34. The owner shall agree:
 - a) to include in all offers of purchase and sale, a statement advising that mail delivery will be from a designated Community Mailbox location, and that the owner will notify the purchaser of the mailbox location prior to closing;
 - b) to provide the following for each community mailbox site:
 - an appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on
 - any required walkway across the boulevard, as per municipal standards
 - any required curb depression for wheelchair access
 - c) to provide suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent locations.
 - 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;
35. A copy of the subdivision agreement shall be provided to the TRCA

Region of York

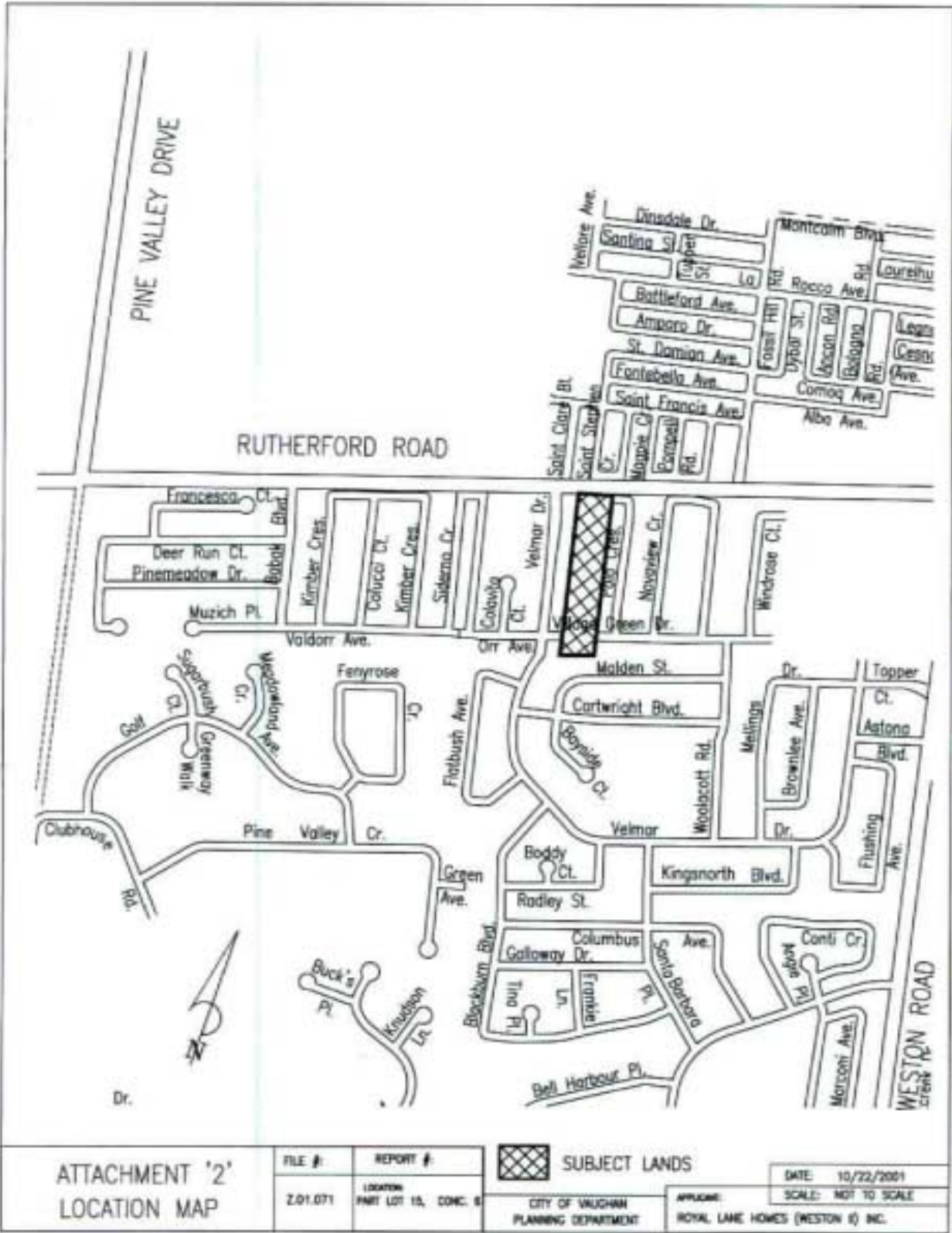
36. Where final approval of this draft plan of subdivision, or any portion thereof, has not been given within three years after the original date of draft plan approval, the Regional Transportation and Works Department shall confirm that adequate water supply capacity and sewage treatment capacity continues 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 the required capital works shall have been let prior to registration of this subdivision or any phase thereof.
38. The following lands shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances:
 - a) a widening across the full frontage of the site where it abuts Rutherford Road of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Rutherford Road;

- b) a reserve, 0.3 metres in width, across the full frontage of the draft plan of subdivision where it abuts Rutherford Road adjacent to the widening noted above.
39. 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, construction access and mud mat design, utility location plans, and landscape plans.
40. Access to Lot 19 shall be via the internal street; access to Rutherford Road shall not be permitted.
41. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to provide for the installation of visual screening between Rutherford Road and Steet B, consisting of either a screening fence or a combination of a berm and planting, to a maximum height of 1.8 metres, and shall be located entirely within the right-of-way of Street B. The Owner shall submit to the Regional Transportation and Works Department for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
42. 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 metre 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 Regional Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
43. Pedestrian access shall be provided between Street B and Rutherford Road for the purpose of access to transit facilities.
44. The Owner shall provide a copy of the subdivision agreement to the Regional Transportation and Works Department outlining all requirements.
45. The Owner shall provide a Solicitor's Certificate of Title to the Region of York Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.

46. 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

47. 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; 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.
48. 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.
49. The Region of York shall advise that Conditions 36 to 46, inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

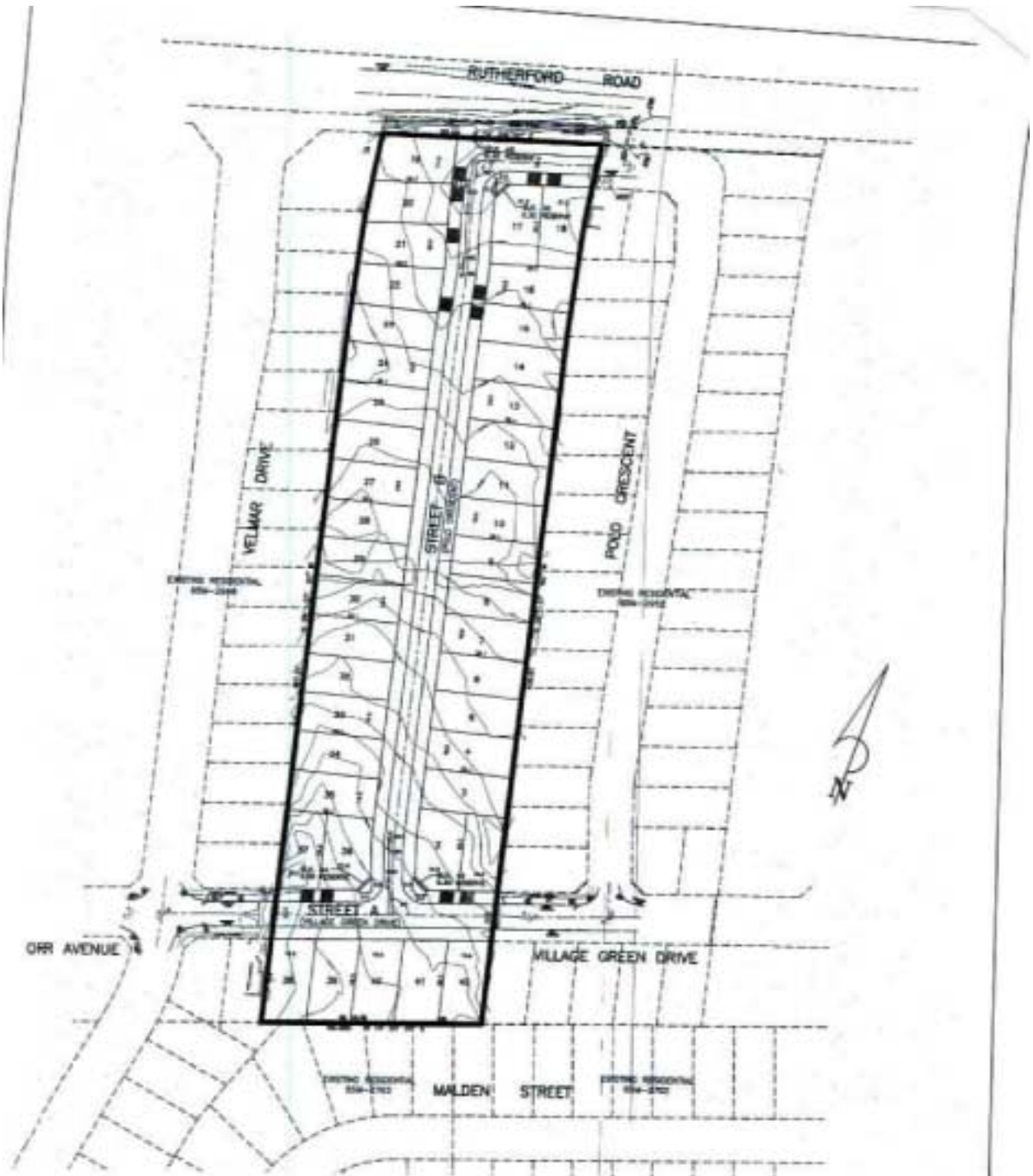


ATTACHMENT '2'
LOCATION MAP

FILE #	REPORT #
Z.01.071	LOCATION PART LOT 15, CONC. 8

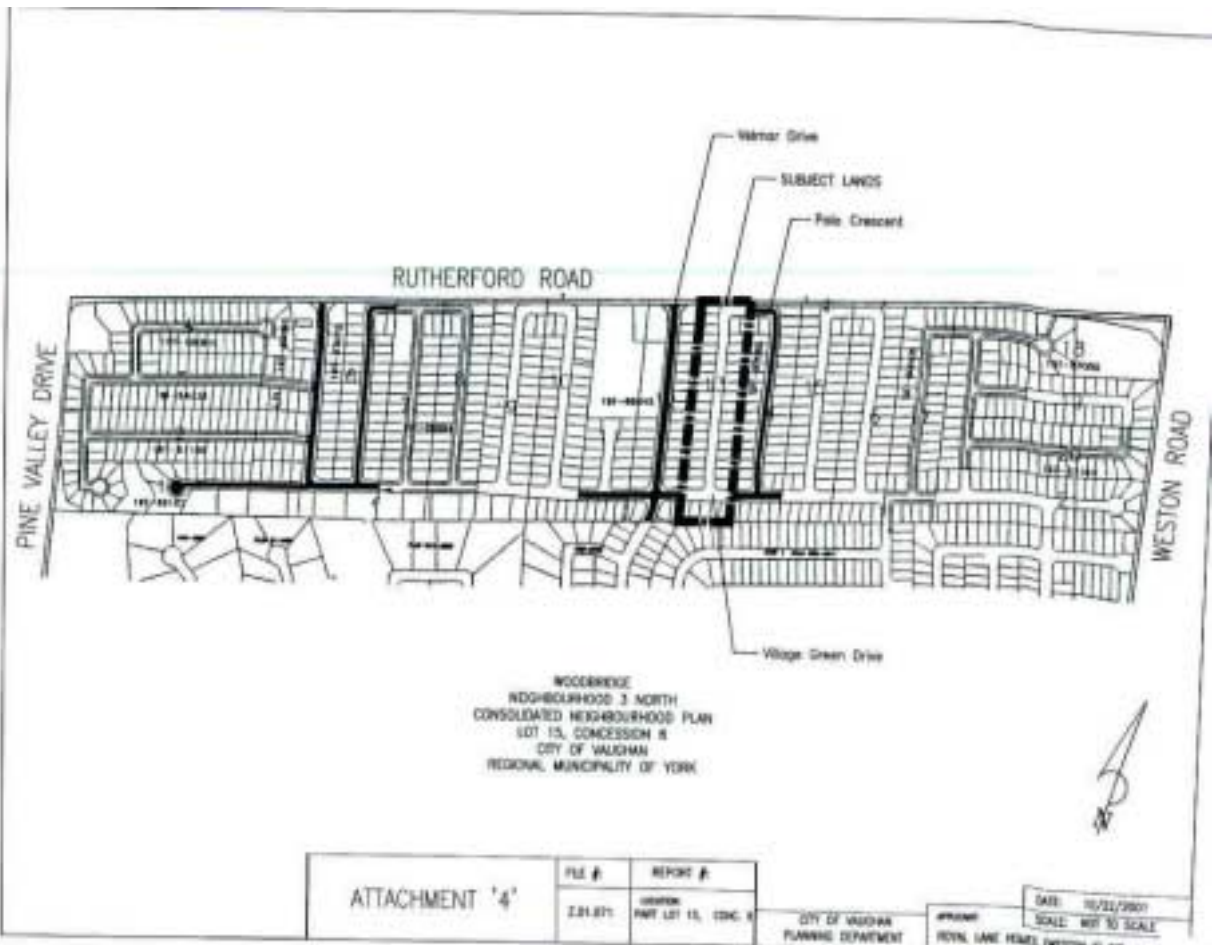
 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 10/22/2001
SCALE: NOT TO SCALE
APPLICANT: ROYAL LAKE HOMES (WESTON 8) INC.



ATTACHMENT '3' SITE PLAN	FILE #:	REPORT #:	<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> SUBJECT LANDS	DATE: 10/22/2001
	Z.01.071	LOOKING PART LOT 15, CONC. #		CITY OF VILGHAR PLANNING DEPARTMENT
		APPROVED:		ROYAL LAKE HOMES (WESTON II) INC.

REVISED NOVEMBER 12, 2001



ATTACHMENT '4'	FILE #	REPORT #	DATE: 10/22/2001 SCALE: NOT TO SCALE
	Z81-871	CONC B PART LOT 15, CONC B	
CITY OF VAUGHAN PLANNING DEPARTMENT		APPROVED: ROYAL LANE REAR (WESTON) S.S. INC.	