

**COMMITTEE OF THE WHOLE    MAY 3, 2004**

**ZONING BY-LAW AMENDMENT FILE Z.02.079  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V04  
MAPLEVIT ESTATES INC.  
REPORT #P.2003.29**

**Recommendation**

The Commissioner of Planning recommends:

1. That Zoning Amendment Application Z.02.079 (Maplevit Estates Inc.) BE APPROVED, to rezone the subject lands to RS1 Residential Semi Detached Zone, in accordance with the zoning standards discussed in this report.
2. That Draft Plan of Subdivision 19T-03V04 (Maplevit Estates Inc.) prepared by Humphries Planning Group Inc., drawing #A1, dated December 3, 2003, BE DRAFT APPROVED, subject to the conditions set out in Attachment No. 1.
3. That the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of Building Permit, or a fixed unit rate of \$2,200.00 per unit, whichever is higher, in accordance with the Planning Act and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser, for approval by the Vaughan legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
4. That the following resolution be passed allocating sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-03V04 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 60 residential units following the execution of a subdivision agreement to the satisfaction of the City."

**Purpose**

On November 26, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to the appropriate residential category to permit a residential development. A draft plan of subdivision consisting of 60 semi-detached residential units on a 2.13ha. parcel was submitted on March 5, 2003.

**Background - Analysis and Options**

The 2.13 ha parcel is located on the southwest corner of Keele Street and Drummond Drive, being Part 2 on Reference Plan 65R-23893, in Lot 24, Concession 4, City of Vaughan. The lands are currently vacant.

The lands are designated "Office Commercial" by OPA No. 350 (Maple Community Plan). The lands are zoned C8 (H) Office Commercial Zone with the addition of the Holding Symbol (H), subject to Exception 9(840). The surrounding land uses are:

- North - Drummond Drive; vacant (C4 Neighbourhood Commercial Zone)
- South - Senior's facility (A Agricultural Zone)
- West - semi-detached dwellings (RV4 Residential Urban Village Four Zone)
- East - Keele Street; industrial (M1 Restricted Industrial Zone)

On March 14, 2003, a notice of public hearing was circulated to all property owners within 120 m of the subject lands, the Maple Springs Ratepayer Association and the Gates of Maple Ratepayer Association.

A letter of support was received from the owner of the lands to the north of Drummond Drive, however, noting that the lands should be developed with higher densities at this arterial road location.

On April 7, 2003, the Committee of the Whole recommended that the public hearing for the application be received and that a comprehensive report be brought forward for Council's consideration. Council ratified this recommendation on April 14, 2003

### Official Plan

The subject lands are designated "Low Density Residential" by OPA #350 (Maple Community Plan) as amended by OPA #595, to permit a maximum of 60 semi-detached residential units. The proposed plan of subdivision would conform to the Official Plan.

### Zoning

The implementing zone would be RS1 Residential Semi-Detached Zone, with exceptions to implement the proposed plan of subdivision. The applicant has requested the following zoning standards be applied to the site.

Lot	Min. Front Yard Setback To Dwelling (m)	Min. Front Yard Setback To garage (m)	Min. Rear Yard Setback (m)	Min. Interior Side Yard Setback (m)	Min. Interior Side Yard Setback (m)
1	4.5	6.0	7.5	1.2	2.2
2-11	4.5	6.0	7.5	1.2	----
12-15	4.5	6.0	7.0	1.2	----
16	4.5	6.0	7.0	1.2	3.2
17	2.1	6.0	7.5 <sup>(1)</sup>	1.2	2.5
18	4.1	6.0	7.5 <sup>(1)</sup>	1.2	----
19	3.9	6.0	7.5 <sup>(1)</sup>	1.2	----
20 <sup>(2)</sup>	0.6	5.0	5.0 <sup>(1)</sup>	1.2	4.5
21	4.5	6.0	7.0	1.2	3.0
22-24	4.5	6.0	7.0	1.2	----
25-26	4.5	6.0	7.0	1.2	3.0
27-29	4.5	6.0	7.0	1.2	----
30	4.5	6.0	7.0	1.2	3.0

1. The rear yard shall be considered to be the yard where the garage faces the street.
2. The minimum lot depth for Lot 20 shall be 23.5m

### Notes (apply to all lots)

1. The maximum building height shall be in 11m.
2. The minimum lot area shall be 202m<sup>2</sup>.

3. The minimum distance between driveways between lots with separate residential buildings, including at the street curb, shall be 1.0m. The minimum distance between a driveway and a property line where there is a semi-detached unit with a zero side yard setback, the driveway setback from the property line shall also be 0.0m.

The Urban Design Department has requested that the applicant consider fronting the dwellings onto Drummond Drive and provide a front elevation at the corner. This will provide a better streetscape and avoid the back lotting design whereby Drummond Drive would be treated with a noise attenuation fence. In order to achieve this, changes to the RS1 Zone are required for Lots 17 to 20, as shown above. The final detailed design will be reviewed with the necessary exceptions to implement the design provided for in the zoning by-law. The applicant has requested that a minimum rear yard of 7.0m be permitted on Lots 16-12 and 21-30. Lots 16-21 inclusive abut the York Region Maple seniors' facility, and Lots 21-30 abut each other and do not impact on existing development. Staff has no objection to this request.

#### Subdivision Design

The subdivision plan consists of 60 semi-detached lots on a looped crescent road running south from Drummond Drive, as shown on Attachment No. 2. The road is single loaded along Keele Street, thereby providing an open view into the subdivision. As noted above, the dwellings on Lots 17-20 will front onto Drummond Drive to provide a better relationship with the public street. The proposed road right-of-way width is 17.5m, narrowing to 15 m along the single loaded road portion. A sidewalk is proposed along the west and south sides of Street "A", thereby providing a pedestrian link from Drummond Drive to Keele Street.

#### Servicing

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

##### Sanitary Services

The subject site can be serviced through the existing 300mm diameter sanitary sewer on Drummond Drive that will convey flows westerly to the Maple Trunk System.

##### Water System

The subject lands are located within Service Area Pressure District No.7 of the York Water Supply System and water supply can be provided via the existing 150mm watermain connection on Drummond Drive.

##### Storm Drainage

The drainage system should conform to the original External Drainage Plan. The minor storm system on the subject land will be drained through the existing control manhole on the site. The major storm system will flow to Drummond Drive to follow the overland flow pattern of the neighbourhood.

##### Roads

Council's approval is required for the alternative design standard of the road allowance, proposed to be used on the Plan. Access to the subject land will be from Drummond Drive.

### Sewage and Water Allocation

The Engineering Department has advised that servicing allocation for this development has been confirmed by the Region of York and a condition of approval has been included in this respect.

### Parkland

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

1. The preliminary parkland dedication calculation is as follows:

Total Land Area Within the Plan (Minus Credits)	7.479ha
Open Space Lands	3.815ha
Total Credits	3.815ha
Total Parkland at 5% Dedication	0.183ha
Parkland Provided in the Plan	0.000ha
Total Cash-in-lieu of Parkland	0.183ha

A condition of draft approval will be payment in-lieu of parkland dedication.

### Maple Streetscape Community Advisory Committee

The Maple Streetscape Community Advisory Committee considered the draft plan of subdivision on April 30, 2003 and the following comments were provided:

- street lighting and other streetscaping as per the Maple Streetscape Guidelines and Master Landscape Plan and Design Study must be provided;
- benches should be provided if there is an opportunity; and
- integrate the landscape treatment at the intersection since it is a gateway intersection into Maple.

The applicant will be required to address these conditions to the satisfaction of the Urban Design Department.

### Other Comments

The Toronto and Region Conservation Authority (TRCA) and the school boards have advised that they have no objection to the application.

Canada Post has provided their standard conditions of draft approval.

### **Relationship to Vaughan Vision 2007**

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

### **Conclusion**

Staff is of the opinion that the proposed draft plan of subdivision is an appropriate development for the lands. The plan conforms to the Official Plan, as amended by OPA #595. Similarly, the proposed rezoning of the subject lands to RS1 Residential Semi-Detached Zone, in accordance

with the zoning standards discussed in this report, 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 red-lined 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:**

Mauro Peverini, Planner, ext. 8407  
Art Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG

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**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION 19T-03V04  
MAPLEVIT ESTAES INC.  
{PART OF LOT 24, CONCESSION 4}, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-03V04, ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Humphries Planning Group Inc., drawing #A1, dated December 3, 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; the particular zoning category to be applied to all residential lots is as follows:

RS1 -Residential Semi-Detached Zone with the necessary exceptions as set out in the report to the Committee of the Whole dated May 3, 2004.
3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 406-2003.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. 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.
6. 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.
7. 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.
8. 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.
9. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.

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 free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
11. Final engineering design(s) may result in minor variations to the Plan (eg. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
12. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
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. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and the Director of Urban Design and/or the Director of Community Planning, prior to issuance of a building permit.
18.
  - 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.
19.
  - a) Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
    - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
    - ii) the location and description of all outlets and other facilities;

- iii) stormwater management techniques, which may be required to control minor and major, flows;
    - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
    - v) overall grading plans for the subject lands; and
    - vi) storm water management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
  - b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
20. Prior to final approval of the Plan, the modifications to the Flow Splitting Chamber in the Maple Collector sewer north of Langstaff Road must be in place to the satisfaction of the City and the Region.
21. The Owner shall agree:
- a) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act;
  - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and
  - c) to provide a copy of the executed subdivision agreement to The Toronto and Region Conservation Authority.
22. 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.
23. 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.
24. a) Prior to final approval of the plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archaeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the Owner's expense, and the same report shall identify any significant archaeological assessment sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licenced archaeological and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.



- b) Prior to final approval or registration of the development application or plan of subdivision, the owner by way of development application or subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the Municipality.
25. 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 measures.
26. 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.
27. 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.
28. Prior to final approval, the Owner shall submit a tree assessment, 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. The owner shall not remove trees, without written approval by the City.
29. Prior to final approval, the Owner shall submit:
- a) plans to address the comments of the Maple Streetscape Community Advisory Committee to the satisfaction of the Urban Design Department.
- b) building elevations to the satisfaction of the Commissioner of Planning.
30. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
31. Prior to final approval, the Owner shall address, but not be limited to, the following issues:
- co-ordination of the urban design/streetscapes elements as they relate to the Maple Streetscape Guidelines including built form;
  - landscaping of buffer Block 39 along Keele Street;
  - internal landscaping on the boulevard as it relates to the reduced road rights-of ways and the location of underground services; and
  - the location and treatment for all internal side lot fencing and noise attenuation barriers.
32. The Owner shall convey buffer Block 39 to the City free of all cost and encumbrance for landscaping purposes.
33. The Owner agrees to:
- a) provide the following for each community mailbox site, as shown on the servicing plans:
- i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;

- ii) any required walkway across the boulevard, as per municipal standards; and,
  - iii) any required curb depressions.
- b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
- c) provide a copy of the executed agreement to Canada Post.
34. 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:
- a) within the entire subdivision plan:
- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
  - "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
  - "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
  - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
  - Purchasers and/or tenants are advised that the City has not imposed a "tree fee", or any other fee, which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
  - "Purchasers and/or tenants are advised that where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 m 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."
  - "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
  - "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."

- "Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Keele Street; Drummond Drive."

35. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.

- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
- the location of parks, open space, stormwater management facilities and trails.
- the location of institutional uses, including schools, places of worship, community facilities.
- the location and type of commercial sites.
- colour-coded residential for singles, semis, multiples, and apartment units.
- the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Community Planning Department, at 2141 Major Mackenzie Drive, (905)832-8565."

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

"This map is based on information available as of (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.]*

36. 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.

37. 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.

38. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

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

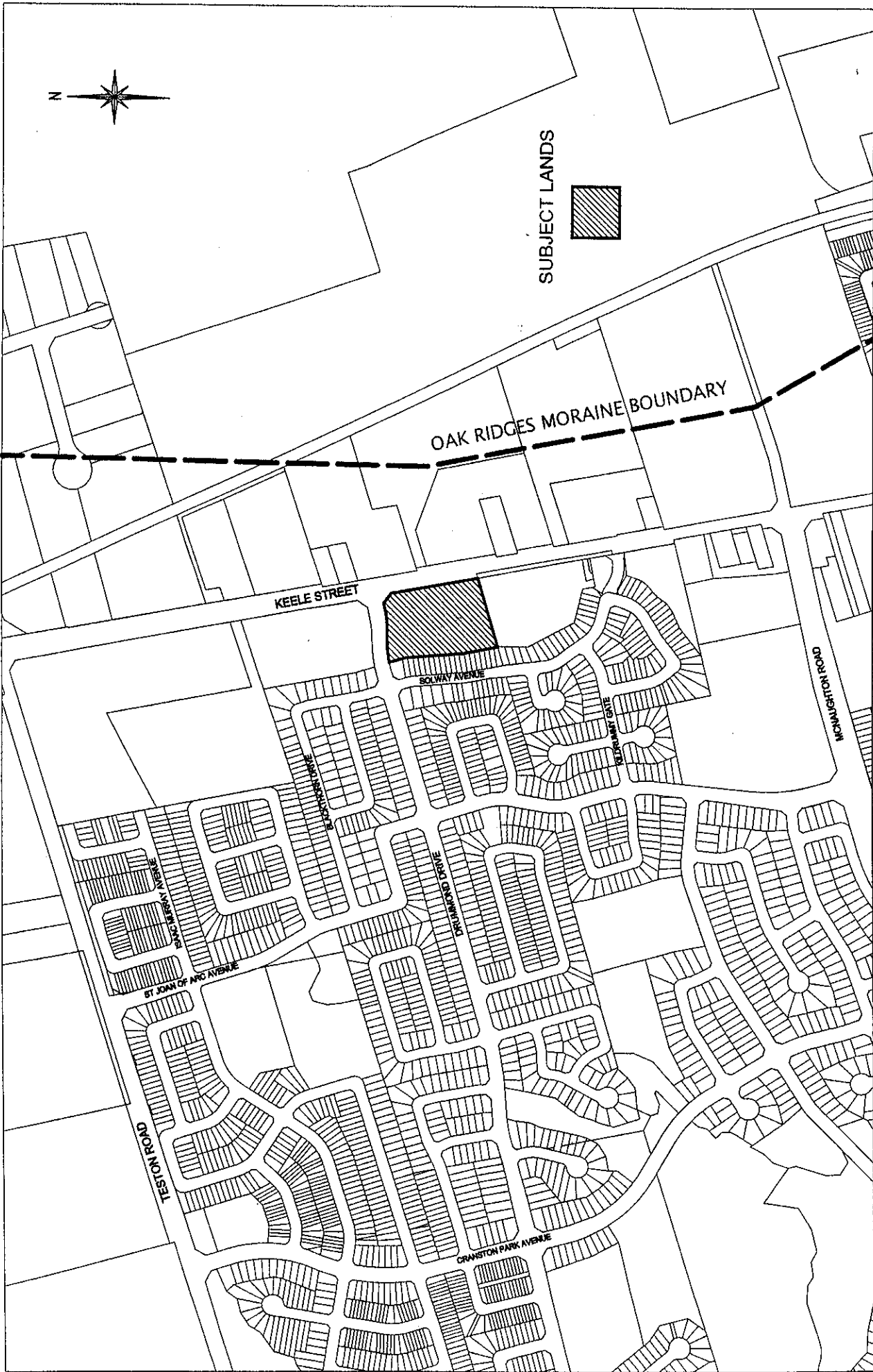
Region of York Conditions

40. The following lands shall be conveyed to the Region of York for public highway purposes, free of all costs and encumbrances, as shown on the red-lined draft plan:
- a) a 15 metre daylight triangle at the southwest corner of Keele Street and Drummond Drive; and,
  - b) a 0.3 metre reserve across the full frontage of the site where it abuts Keele Street and adjacent to the above noted widening.
41. Any street intersection with a Regional Road shall be designed and constructed to the satisfaction of the Region, including any interim or permanent intersection work such as turning lanes, profile adjustments, illumination and/or signalization as deemed necessary.
42. The Owner shall provide a set of engineering drawings for approval by the Region which indicates the subdivision storm drainage system, site grading and servicing, plan and profile for proposed intersections, construction access and mud mat design, utility location plans, pavement markings, intersection signalization and illumination design, traffic control/construction staging plans, and landscape plans.
43. The Owner shall agree:
- a) that any noise attenuation required fences adjacent to Regional roads shall be constructed only on the private side of the 0.3 metre reserve, to a maximum of 2.5 m in height, subject to the area municipality's concurrence.
  - b) that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Region.
  - c) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality, must be approved by the Region and maintained by the area municipality, with the exception of the usual grass maintenance.
44. The Owner shall provide the following to the Region of York:
- a) a copy of the executed subdivision agreement; and
  - b) 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.
45. 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.
46. The Region shall confirm that contracts have been let for the required water supply and sanitary servicing facilities.
47. 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.

48. Direct access from Lots 16 and 20 or Street "A" to Keele Street will not be permitted. Access must be obtained through the internal road network.
49. Any existing driveway(s) along the Regional road frontage of this subdivision must be removed as part of the subdivision work, at no cost to the Region.
50. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Regional Transportation and Works Department and illustrated on the Engineering Drawings.
51. 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 Keele Street and Street "A", consisting of either a screening fence or a combination of a berm and planting, 1.8 m in height, to be located within the right-of-way of Street "A".

#### Other Conditions

52. 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 51 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
53. The City shall advise that Conditions 1 to 39 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
54. The Regional York shall advise that Conditions 40 to 51 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



**Attachment**  
**2**

FILE No.:  
 19T-03V04, OP-02.022  
 & Z.02.079

March 5, 2003  
 Not to scale

City of  
**Vaughan**

Community Planning Department

**Location Map**

Lot 24,  
 Concession 4

APPLICANT:  
 MAPLEVIEW ESTATES INC.



DEVELOPMENT STATISTICS:	
Residential - Semi-Detached [Lots 1-30]	1,470 ha
Reserve 0.3m [Blocks 31-38]	0.012 ha
Buffer Block [Block 39]	0.007 ha
Road:	0.639 ha
TOTAL	2,128 ha

SUBJECT LANDS

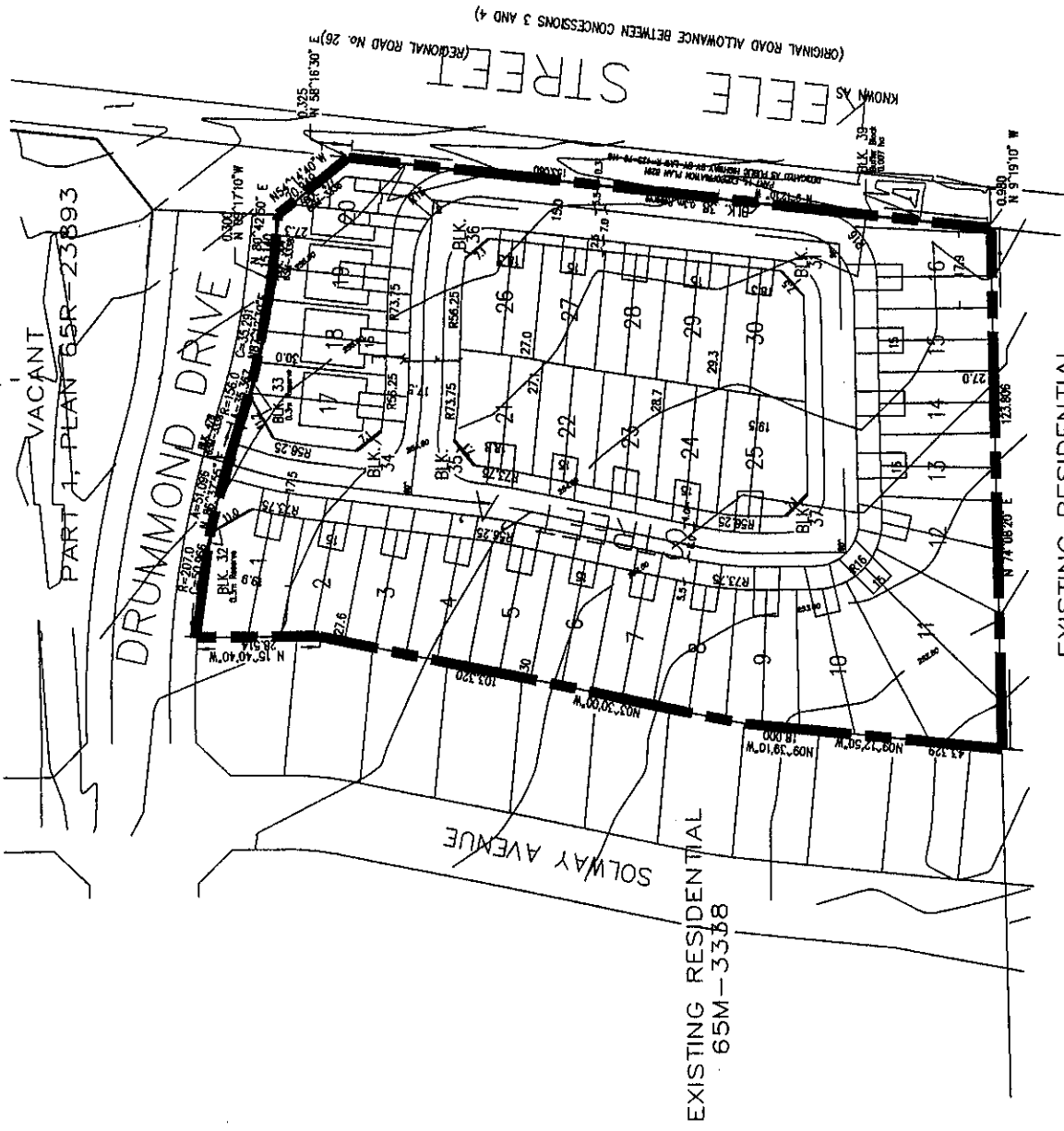


Not to Scale

# Attachment 3

FILE No.:  
19T-03V03 &  
Z.02.079

August 6, 2003



## City of Vaughan

Community Planning Department

### Draft Plan of Subdivision

Part Lot 24,  
Concession 4

APPLICANT:  
MAPLEVIT ESTATES INC.