

COMMITTEE OF THE WHOLE MAY 17, 2004

**ZONING BY-LAW AMENDMENT FILE Z.95.040
DRAFT PLAN OF SUBDIVISION FILE 19T-95062
WOODVALLEY DEVELOPMENTS
REPORT # P.2003.71**

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 staging Plan for Phase I (Attachment 4) lands be approved.
2. That the revised Block 11 Transportation Management Plan, dated and included as Attachment 5, be approved.
3. That Zoning Amendment Application Z.95.040 (Woodvalley Developments) BE APPROVED to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 1 – Stage 2 portion of the lands, be placed in a “Holding” Zone, pending availability of servicing capacity.
4. That Draft Plan of Subdivision 19T-95062 (Woodvalley Developments) prepared by Malone Given Parsons LTD., dated April 28, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment 1.
5. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
6. That Council passes the following resolution with respect to the allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-95062 Woodvalley Developments Inc. Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure District No. 6 of the York Water Supply System for a total of 203 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
7. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1- Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

Purpose

On February 21, 2003, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision on a 49.84 ha site. The plan consists of the following:

- 197 detached unit lots (frontages of 12.2 m – 18.3 m)
- 48 blocks comprised of 211 street townhouse units (minimum frontages of 6m/unit)
- 13 part blocks for future development
- 5.41 ha neighbourhood commercial block

- 0.14 ha convenience commercial clock
- 0.17 ha place of worship
- 4.87 ha storm water management ponds
- 3.62 ha neighbourhood park
- 8.43 ha valley land blocks
- 0.33 ha future development
- 0.15 ha historic house and buffer

Background - Analysis and Options

The site is located at the northwest corner of Rutherford Road and Bathurst Street, in Lots 16 and 17, Concession 2, City of Vaughan. The 49.84 ha site has 550 m frontage on Bathurst Street and 845 m flankage on Dufferin Street.

The site is designated "Low Density Residential", "Medium Density Residential/Commercial" and "Valleylands" by OPA #600. The Block 11 Plan further defines the land uses as low and medium density residential, neighbourhood and convenience commercial, valleylands, stormwater management pond, and neighbourhood park. The lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are:

- North - vacant agricultural (A Agricultural Zone); United Jewish Appeal Federation Lands for future private institutional uses
- South - Rutherford Road; residential industrial, commercial, open space, agricultural (RR Rural Residential Zone, M1 Restricted Industrial Zone, C4 Neighbourhood Commercial Zone, OS2 Open Space Park Zone, OS1 Open Space Conservation Zone, A Agricultural Zone)
- East - Bathurst Street; commercial and residential (Richmond Hill)
- West - vacant, agricultural, open space (A Agricultural Zone, OS1 Open Space Conservation Zone); future residential

On August 25, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, Staff has received written comments from the existing landowner, Mr. Peter Mayor. The Mayor property is situated within the Woodvalley Development Draft Plan of Subdivision. Mr. Mayor's comments are a result of the proposed draft plan of subdivision being developed over his legal right-of-way, which provides his property access to Rutherford Road. There have been on-going discussions between Mr. Mayor and the Owner in an attempt to address the concerns.

The recommendation of the Committee of the Whole on September 15, 2003, to receive the public hearing and forward a technical report to a future Committee meeting, was ratified by Council on September 22, 2003.

Verbal notice was given of this Committee of the Whole meeting to those individuals on file having expressed interest in this application.

Block Plan

On August 25, 2003, Council adopted the August 18, 2003 Committee of the Whole Report for the Block 11 Planning Area, subject to conditions. A list of 10 conditions respecting the Block Plan are required to be addressed prior to any draft plan of subdivision within Block 11 proceeding to Council for approval. Each of the 10 conditions have been addressed to the satisfaction of the City.

Block 11 is located within the community of "Carrville Urban Village 2" and bounded by Rutherford Road to the south, Major Mackenzie Drive to the north, Dufferin Street to the west and Bathurst Street to the east.

The Block 11 Plan provides primarily low density residential development for most of the Block, which is comprised of detached and semi-detached units. The Block also includes some medium density development in the form of townhouse units, and high density development in the Carrville District Centre also form housing stock in the area. The Block 11 Plan provides four elementary schools and one high school, as well as four neighbourhood parks, three of which are located adjacent to elementary school properties. (Three neighbourhood commercial sites are proposed at the other corners of the block.) The Carrville District Centre is located at the southwest corner of Block 11, and four convenience commercial blocks are also proposed. The site is also comprised of eight stormwater management ponds and a significant portion of Block 11 has also been designated valleylands. A significantly large parcel of land located centrally on the west side of the block has been dedicated as a nature reserve. The Block 11 Landowners have provided new residential density counts proposing a total of 3,642 dwelling units comprised of 1,631 low density, 1,539 medium density and within the Carrville District Centre, 472 high density units. The new residential counts conform to the OPA and are to the satisfaction of Community Planning Staff.

The subject draft plan of subdivision (Woodvalley Developments Inc.) is located immediately south of the UJA (United Jewish Appeal Federation of Greater Toronto) lands. The UJA lands is the site of the future community institutional campus which will be developed by way of a phased Development Agreement. The City would like to ensure dedication and development of the neighbourhood park located within the Woodvalley Development draft plan to be developed in timing with the UJA property to the north.

Official Plan

The "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha, and at an average net density for low density across the entire Block 11 Plan area of 16-18 units/ha. The low density residential component is at a density of 12 units per hectare.

The "Medium Density Residential/Commercial" areas are generally located along major arterial roads and certain primary streets, and are primarily residential with limited commercial uses located at grade level and along transit routes to encourage and facilitate pedestrian movement. The minimum net residential density for this designation is between 17-40units/ha, with an average required net density across the Block 11 Plan of 25-35 units/ha. The medium density component is at a density of 32 units per hectare and in conformity with the Official Plan.

Block 247 at 5.41 ha is designated "Neighbourhood Commercial" and permits 5,000 m² - 20,000 m² of Gross Leasable Area. Uses included in this designation consist of food stores, retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services, restaurants, service stations and gas bars, but shall not include a department store. The proposed Neighbourhood Commercial Centre conforms to the Official Plan.

Lands designated "Local Convenience Commercial" consist of a 0.14 ha parcel of land which will be merged with the commercial designated lands in the draft plan of subdivision to the west (Nine-Ten West), comprising a 1.0 ha commercial block.

Both the proposed Neighbourhood and Local Convenience commercial centres will be reviewed in greater detail once the site-specific zoning and site development applications are submitted for approval.

Zoning

The lands are presently zoned A Agricultural and OS1 Open Space Conservation Zones. An amendment to the current zoning is required to implement the proposed draft plan of subdivision. The subject lands will be zoned in accordance with the City of Vaughan's new residential zone standards, including the RD1, RD2 and RD3 standards for detached lots having frontages of

18m, 15m and 12m respectively, and RT1 (6m/unit) for street townhouses not accessed by a laneway. Exceptions will be required in Block 323, which may not comply with the standards for the residential zone, depending on how the conserved heritage building is situated on the block, as well as for the Mayor property, which would require relief from the development standards for an A Agricultural Zone.

All lands designated valleylands and the stormwater management ponds will be zoned OS1 Open Space Conservation Zone; the neighbourhood park located at the northeast corner of the draft plan will be rezoned to OS2 Open Space Park Zone.

An exception to the permitted maximum lot area for the C4 Neighbourhood Commercial Zone site at the southeast corner of the proposed draft plan of subdivision will be required as Block 247 is 5.41 ha, whereas a maximum 2.5 ha is permitted. Should other exceptions be required due to the site layout, they will be subject to review as the neighbourhood commercial site will be developed in accordance with a site plan and zoning by-law amendment application approved by Council.

The portion of the draft plan of subdivision lands identified as Phase 1- Stage 2 development will be zoned with a "Holding" Provision pending availability of servicing capacity. The affected lots and blocks that are subject to the holding provision include: Lots 1-74 inclusive and 184- 197 inclusive (all detached lots); Blocks 198-212 inclusive, 226-229 inclusive, 239-246 inclusive (all townhouse blocks); Blocks 260-272 inclusive (all part blocks); and Streets E and H.

Subdivision Design

The draft plan has been prepared in accordance with the approved Block 11 Plan. The road pattern is designed to align with road patterns of adjacent draft plans of subdivision within the Block, as well as aligning with Shaw Boulevard on the east side of Bathurst Street, located in the Town of Richmond Hill. Construction access to the subject lands will be via Bathurst Street, subject to Regional approval.

Traffic calming in the form of an all-way stop is proposed for the intersections of Street A and Street C, and Street B and Street C. Imprinted crosswalks are planned for the intersections of Street A and Street C, and Street B and Street C; and, 3.0 metre greenways are proposed along Street A and Street C, west of Street A.

The draft plan provides for 197 single detached residential lots, with frontages ranging between 12.0m to 18.3m. Forty-eight residential blocks have been divided to provide for 211 townhouse units with a minimum 6.1 m frontage per townhouse unit. Lot depths on the single detached lots range from a minimum of 30.0m in depth to 65.49m in depth. In respect to the depths proposed on the townhouse blocks, a minimum of 31.0m to a maximum of 41.0m has been provided for. Lot depths vary throughout the plan, with increased lot depths provided for on lots abutting valleyland.

The draft plan provides for two of the Block11 Plan's seven stormwater management ponds. The two ponds have a combined area of 4.87 ha and are situated next to valleylands.

The 5.41 ha Neighbourhood Commercial Block is situated at the northwest corner of Rutherford Road and Bathurst Street.

The only proposed Neighbourhood Park is situated in the northeast corner of the block and has frontage onto Bathurst Street, south of the UJA lands.

Blocks 252 through 256 are designated valleylands, and have a combined area of 8.43 ha.

The plan proposes a 0.17 ha block of land fronting onto Rutherford Road, which is to be merged with the existing Place of Worship. The parcel is to be used for additional parking in conjunction with the existing place of worship use.

Vaughan Engineering Department

The Vaughan Engineering Department has provided the following comments:

Environmental Site Assessment (ESA)

On March 31, 2004, Terrapex Environmental Limited commenced its peer review of the ESA Phase 1 and has since provided preliminary comments on the plan. In accordance with the Council approved Block Plan conditions, the completion of the peer review and the implementation of any recommendations will be completed to the satisfaction of the City prior to final approval of the plan.

Engineering Servicing

The municipal services for this development shall be in accordance with the approved M.E.S.P. dated August 2001, Addendum attachments dated August 2002 and Supplementary Block Plan Approved Documents dated December 2002, January 2003, March 2003 and July 2003, prepared by Alcorn and Associates et al. Subsequent plans or reports which are approved and amended for Block 11 (OPA 600) shall also be deemed to constitute part of the approved M.E.S.P.

Subsequent to the individual draft plans receiving approval by the City, the participating landowners within Block 11 have indicated that they may wish to enter into a Skeleton Servicing Agreement with the City, which would address the design and construction of select storm sewers, sanitary sewers, watermains, roads, valley crossings, stormwater management facilities and the extension of the Pressure District No. 6 water supply across Rutherford Road among other items. In the event that the participating landowners enter into the Skeleton Servicing Agreement, the roads constructed through the agreement shall be dedicated to the City in advance of the individual draft plans of subdivision proceeding to registration.

This plan of subdivision depends on municipal services to be constructed through Block 10 and proposed draft plan of subdivision 19T-95066. Interim sanitary sewage capacity is provided through the North Don Collector via Block 10, with the ultimate outlet being the Bathurst Trunk Sanitary Sewer. If the infrastructure required to connect to the interim or ultimate outlets is not constructed or there is insufficient interim capacity within the North Don Collector to accommodate this plan, the necessary remedial works shall be constructed as external works in conjunction with this plan.

The development of the draft plan shall proceed in phases as per the approved M.E.S.P. and the availability of sanitary sewage and water servicing capacity and allocation.

Sanitary Servicing

The subject site will be serviced through the Bathurst Trunk Sanitary Sewer. Allocation as well as a connection to the Bathurst Trunk along Street B is required.

Sewage servicing capacity has been reserved by the City for 4,500 people within Phase 1 of Block 11. Allocation for the Phase 1 lands shall be received prior to registration. The Phase 1 lands shall utilize an interim outlet near Autumn Hill Boulevard in Block 10 into the North Don

Collector in Richmond Hill until such time as the ultimate outlet into the Bathurst Trunk Sanitary Sewer is available.

Prior to the commencement of development within Phase 1 – Stage 2 or Phase 2, the Region of York shall identify sanitary servicing capacity and that capacity will be allocated or reserved by the City.

Storm Drainage

This plan contains two of the eight stormwater management ponds to be constructed as part of Block 11. The minor and major flows will be conveyed primarily through the proposed road allowances and ultimately drain into one of the stormwater management facilities located within this draft plan of subdivision.

The Block 11 M.E.S.P identifies two existing stream corridors traversing the subject lands. These streams are the receiving watercourse for the proposed stormwater management facility.

Water Supply

The subject lands are located within service area Pressure District No. 6 of the York Water Supply System. The Block's Pressure District No. 6 network shall be serviced through two 400mm connections from Block 10, namely Thornhill Woods Drive and Pleasant Ridge Avenue, as well as an extension of the Rutherford Road watermain from Confederation Parkway to the first primary road east of Dufferin Street.

The water supply to this draft plan shall be from the watermain stubs on Streets A, B and C in the proposed draft plan of subdivision 19T-95066 or the United Jewish Association proposed site plan.

The applicant will be required to provide the City with a detailed network analysis at the engineering design stage.

Prior to the commencement of development within Phase 1 – Stage 2 or Phase 2, the Region of York shall identify water servicing capacity and that capacity will be allocated or reserved by the City.

Urban Design

The Urban Design Department is satisfied with the proposal subject to minor red-lined revisions and conditions of draft plan approval included in Attachment #1. Urban Design staff commented that 3.0m wide greenway blocks should be included as part of the public road allowance along Street "A" and Street "C" and therefore included on the land use schedule. Furthermore, the telecommunications and hydro utility building locations shall be identified on the draft plan.

The Block 11 Landowners have submitted a Landscape Master Plan and Urban Design Guidelines, prepared by Paul Cosbourn and Associates Limited. This report is currently under review by Staff and will require final approval prior to the passing of the implementing zoning by-law.

Architectural Design Guidelines, prepared by John G. Williams Architects Limited, have been submitted and are currently being reviewed by Staff. Prior to final approval of the plan of subdivision, staff will prepare a report for Council's endorsement of these guidelines.

All three issues under review are also included in the list of 10 outstanding conditions remaining as a result of the Block 11 Plan approval.

Cultural Services Department

The Cultural Services Department has requested a Cultural Resource Impact Assessment and an Archeological Assessment be conducted on the subject lands. The Cultural Resources Impact Assessment was a requirement through the Block Plan process. As one was not submitted during that time, the Cultural Services Department has required the Impact Assessment as a condition of draft plan approval.

Region of York

Sewer and water capacity for the subject draft plan of subdivision is available, subject to the conditions outlined in Attachment #1.

Restrictions are to be imposed on the development that requires Phase 2 water and sewer capacity. These restrictions include the application of a "Holding" Provision and execution of a "No Pre-sell Agreement". Prior to or concurrent with the draft approval of Phase 2 lands, the Landowners shall enter into an agreement with the City of Vaughan and Region of York agreeing not to "Pre-Sell" lots or blocks to end users until such time as the Regional Municipality of York confirms in writing that there is sufficient water and sewer servicing capacity to service the proposed development.

The Region of York Transportation and Works Department is also protecting a 36.0m right-of-way on Rutherford Road and along Bathurst Street.

Other Comments

The Toronto & Region Conservation Authority (TRCA) has reviewed the proposed draft plan of subdivision and is generally satisfied, subject to conditions outlined in Attachment #1.

Neither the York Region District School Board or York Catholic District School Board had any comments or conditions respecting the proposed draft plan of subdivision, as a school site is not proposed within these lands.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Community Planning Staff is of the opinion that the proposed draft plan of subdivision is an appropriate form of development for the lands and conforms to the density and land use policies of the area Official Plan and approved Block 11 Plan, subject to the conditions outlined in Attachment #1. Lots identified in Phase 1-Stage 2 of the plan will be subject to a "holding" provision in the Zoning By-law until servicing allocation has been granted by Council. Should Committee concur, the "Recommendation" can be adopted.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision
4. Block Plan (Phasing)
5. Transportation Management Plan

Report prepared by:

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Respectfully submitted,

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ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-95062 {Woodvalley Developments Inc.} {LOTS 16 and 17, CONCESSION 2}, 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-95062, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Malone Given Parsons Ltd., dated May 7, 2004 as red-lined on May 17, 2004 to incorporate the following revisions:
 - a) Lots 1 to 74 inclusive; Lots 184 to 197 inclusive; Blocks 198 to 212 inclusive; Blocks 226 – 229 inclusive; Blocks 239 to 246 inclusive; and Blocks 260 to 272 inclusive, are subject to the provisions of a separate agreement restricting the sale of said lots by the Owner or subsequent purchasers of all the lots pending allocation of servicing capacity by the City.
2. Lots 1 to 74 inclusive; Lots 184 to 197 inclusive; Blocks 198 to 212 inclusive; Blocks 226 – 229 inclusive; Blocks 239 to 246 inclusive; and Blocks 260 to 272 inclusive; Blocks 279 and 280; Blocks 286 to 291 inclusive; and Blocks 308 and 309, and Streets E and H, shall be subject to an “H” Holding Provision to be lifted upon the satisfaction of the terms of the holding provision, including confirmation from the Region of York that water and sanitary servicing capacity is available to service these lots, or part therefore, in accordance with the Vaughan Development Charge Credit Agreement.

The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of The Planning Act. Particular zoning categories to be applied are as follows:

RD1, RD2 and RD3 Residential Detached Zones; RT1 Residential Townhouse Zone, C3 Local Commercial Zone, C4 Neighbourhood Commercial Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone

3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 321-99.
4. Prior to final approval of the Plan, any and all appropriate revisions, as required shall be made to the Block Plan for Block 11 and all associated reports to the satisfaction of the City.
5. 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 payments of development levies, the provisions 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. Prior to application for building permit, site plan approval is required under the City's Site Plan By-law, for draft approved Blocks 247, 260 and 261.
9. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
10. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
11. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves.
12. 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.
13. 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.
14. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, 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.
15. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in variation to the road and lotting pattern number of lots to the satisfaction of the City.
16. Prior to final approval the Owner's Consultant shall certify that the internal roads within this Plan have been designed to comply with the internal roads of the approved Block Plan and that the pattern of the street and the layout of the blocks within the plan have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.
17. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
18. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to 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.

19. 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.
20. 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.
21. The Owner shall agree that Block(s) 260 to 272 inclusive shall only be developed in conjunction with the adjacent lands; in the interim, such blocks will be subject to an "H" Holding Zone provision.
22. 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.
23. Prior to final approval of the Plan or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrogeological impact study that identifies any local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision. The Owner shall agree in the subdivision agreement to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development, to the satisfaction of the City as well as connect any existing residences which remain in place after development to the municipal system.
 - a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11. This agreement shall include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner shall acknowledge that parkland shall be dedicated and/or cash-in-lieu paid in accordance with Section 51 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".
 - b) Prior to final approval of the Plan, the Trustee for Block 11 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developers' Group Agreement.
24. Prior to final approval of the plan, a migration strategy for the terrestrial resources shall be included as part of the submission of the Environmental Impact Statement. The document shall include:
 - a) Recommendations with respect to remedial and mitigation measures required within designated impact zones, including any edge management planting or maintenance programs;
 - b) An assessment of the effectiveness of the proposed/selected mitigation techniques
 - c) A conceptual monitoring program specific to identified effects;
 - d) Identification of proposed limits of clearing; and

- e) Restoration opportunities.
25. The Owner shall agree that all disturbed lands within Phase 1 Stage 2 or Phase 2 of the subject draft plan left vacant six (6) months following completion of overall grading shall be topsoiled to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
26. Prior to final approval of the plan the owner shall finalize the Block 11 phasing plan and the owner further acknowledges that the plan shall proceed in phases in accordance with the approved Block 11 phasing plan.
27. The Owner shall not apply for building permits and the City shall not issue building permits within Phase 1 Stage 1 of the Block 11 Phasing plan area, until the following Block Plan related phasing criteria are satisfied.
- a) The Pressure District No. 6 secondary water supply and improvements across Rutherford Road included in the City's current Development Charges By-law shall be completed to the satisfaction of the City;
 - b) All stormwater management facilities required for the servicing of the Phase 1 – Stage 1 development shall be completed to the satisfaction of the City;
 - c) All valley crossings required for the servicing of the Phase 1 – Stage 1 development to complete Block Plan Streets B, D, F and H shall be completed to the satisfaction of the City;
 - d) All streets required to accommodate the spine servicing and phasing of the Block shall be completed to the satisfaction of the City;
 - e) A secondary emergency access to the northwest quadrant of the Block shall be constructed to the satisfaction of the Engineering Department; and
 - f) The Owner shall not apply for building permits and the City shall not issue building permits within Phase 1- Stage 1 draft plan of subdivision applications including 19T-95065, 19T-03V01, 19T-04V05, 19T-95064 and the A. Smith property within the Block 11 Phasing Plan Area, until the two valley crossings, 6 and 7, are completed to the satisfaction of the City.
28. The Owner acknowledges that prior to final approval of any plan in Phase 2 the following criteria shall be satisfied to the satisfaction of the City.
- a) A roadway connection from Street "G1" to Major Mackenzie Drive shall be constructed to the satisfaction of the City;
 - b) The development of the proposed high school block at the northwest corner of Block Plan Streets D and G1 shall proceed to the satisfaction of the school board; and
 - b) The widening of Bathurst Street to 6 lanes from the mid-block east-west primary in Block 10 to Weldrick Road shall be completed to the satisfaction of the Region.

29. The Owner acknowledges that the total servicing capacity available for Phase 1 Stage 1 within Block 11 shall not exceed 4,500 persons and shall be distributed amongst the individual plans within Block 11 in accordance with the approved Block 11 phasing plan to the satisfaction of the City.
30. The Owner acknowledges that during construction they will maintain access and municipal services to the existing Mayor property. The Owner shall also construct full municipal service connections to the Mayor property line.
31. Prior to the issuance of a building permit for any lot or block within the plan, the Owner shall submit for review and approval a Phase II Environmental Site Assessment Report in accordance with the Ministry of Environment's Guidelines for Use at Contaminated Sites in Ontario (June 1996, as amended), and the City's Guideline, Phase II Environmental Assessment, Proposed Parkland, City of Vaughan for the park block located within the plan to the satisfaction of the City. Required testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials.
32. In the event that remediation is required, a Remediation Action Plan will be submitted for review and approval by the City and an acknowledged Record of Site Condition shall be received from the Owner prior to issuance of a building permit.
33. The Owner shall carry out or cause to be carried out the recommendations contained in the report(s) and ensure that adequate field inspection is provided to validate the recommendations in the Phase II Environmental Site Assessment to the satisfaction of the City.
34. Easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
35. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:
36. A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - a) plans illustrating how this drainage system will tie into 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;
 - c) the location and description of all outlets and other facilities;
 - d) storm water management techniques which may be required to control minor or major flows; and
 - e) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
37. 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.

38. 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.
39. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services that have been designed and oversized by others to accommodate the development of the plan.
40. Prior to final approval, an environmental noise impact study, prepared at the owner's expense, shall be submitted to the City 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.
41. 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.”
42. 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.
43. 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.
44.
 - a) Prior to final approval of a phase of the plan or prior to initiation of grading, or topsoil stripping of a phase or the skeleton servicing works, if applicable, the Owner shall submit environmental site assessment report(s) (Phase 1 report and Phase 2 report if required) for the applicable phase or skeleton servicing works, in accordance with the “Ministry of the Environment and Energy’s Guidelines for Use at Contaminated Sites in Ontario” June 1996 for review and approval.

In the event that a Phase 2 or site remediation is recommended, the Phase 2 and Remedial Action Plan as required, shall be submitted for review and approval prior to final approval of the applicable phase or prior to initiation of grading, or topsoil stripping of the applicable phase or skeleton servicing works.
 - 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 of the phase or prior to initiation of grading, or topsoil stripping of the phase or skeleton servicing works, a copy of a Record of Site Condition acknowledged by a provincial Officer of the Ministry of the Environment.
 - c) The A qualified professional shall certify that all lands within the phase and any lands and easements external to the phase to be dedicated to the City meet the applicable soil

and groundwater criteria noted above.

The Owner shall carry out or cause to be carried out the recommendations of the Environmental Site Assessment report(s).

- d) Where lands are being conveyed to the municipality for parkland purposes, the Owner shall agree that prior to issuance of any building permits, the Owner shall submit a Phase 2 environmental site assessment report(s) addressing all park blocks in the plan, in accordance with the Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (June 1996 as amended), to the satisfaction of the City. On-site sampling contained in the reports shall be conducted following completion and certification of the rough grading of the park block(s). Testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials. The Owner shall reimburse the City for the cost of peer review of said report(s).
45. Prior to final approval, the Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment reports.
 46. Prior to final approval of the plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
 47. Prior to final approval of the plan the Owner shall provide a revised Water Supply Analysis for review and approval by the Engineering Department.
 48. Prior to final approval of the plan the owner shall ensure that the following matters are resolved to the satisfaction of the Engineering Department and TRCA:
 - a) Buffer and edge management zones for all environmental features shall be addressed prior to defining the limits of development. When defining the edge of environmental features, the defined edge shall generally be regarded as one (1) metre outside the established dripline;
 - b) That in consideration of the above, and in conjunction with the proposed cut/fill, the provision of buffer areas (where deemed suitable and necessary), and where future detailed geotechnical investigations demonstrate the need, the limits of development as illustrated on the Block Plan be subject to revision, as required and demonstrated by the review and approval of detailed technical submissions for individual development applications to the satisfaction of the TRCA and the City;
 49. The Owner shall not apply for building permits and the City shall not issue building permits for any lot until a minimum of two road accesses are available to service the proposed development to the satisfaction of the City. The Owner is further advised that access through an unregistered plan of subdivision is not considered public access.
 50. The Owner shall not apply for building permits and the City shall not issue building permits until the Owner has carried out or caused to be carried out the construction of the culvert/bridge valley crossings required for the completion of Streets A and C within Phase 1 Stage 1 to the satisfaction of TRCA and the City.

51. The Owner shall not apply for building permits and the City shall not issue building permits until the Owner has transferred Block 274 to Peter and Donna Mayor in order to provide access to the existing residential dwelling from a public right of way.
52. 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; 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) 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.
 - vii) Stormwater management techniques which maybe required to control minor or major flows;
 - viii) Appropriate Stormwater Management Practices (SWMPs) 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;
 - ix) Proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - x) Location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulations; and
 - xi) Overall grading plans for the subject lands.
- b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
53. That this draft plan of subdivision be subject to red-line revision in order to meet the requirements of Condition 21, if necessary.

54. That the valley and stream corridor (Blocks 252, 253, 254, 255, 256 and associated buffer blocks [Blocks 275 to 281 inclusive]) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan free of all charges and encumbrances.
55. That the implementing zoning by-law recognized the Open Space Blocks 252, 253, 254, 255, 256, 257, 276, 277, 278, 279, 280 and 281, in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
56. That all proposed valley crossings (Street A, Street C [two crossings]) be supported by the necessary detailed information to ensure that design accounts for and incorporates the appropriate fluvial geomorphic criteria as determined by a detailed meander-belt analysis, provides for unimpeded passage of fish and wildlife. Maintains valley corridor connectivity, and provides for maintenance and aesthetic considerations of the bridge crossing structures to the satisfaction of the TRCA.
57. 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 recommendations of the technical report referenced in Condition 21;
 - 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;
 - c) to obtain all necessary permits pursuant to Ontario Regulation 158 from the TRCA;
 - d) to erect a permanent fence to the satisfaction of the TRCA for Lots 9 to 15 inclusive, Lot 40 Lot 61, Lots 65 to 71 inclusive, Lots 94 to 101 inclusive, Lot 197 and Blocks 198, 206, 262 to 274 inclusive.
58. 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.
59. 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.
60. 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.
61. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to implement the approved abatement measures.
 62. 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.
 63. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
 64. The owner shall agree in the subdivision agreement that:
 - a) Prior to final approval, architectural guidelines shall have been prepared in accordance with Council Policy and approved by Council;
 - b) All development shall proceed in accordance with the Council approved architectural design guidelines;
 - c) A control architect be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - d) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines;
 - e) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the owner.
 65. Prior to final approval, the Owner shall pay to the City, a woodlot acquisition payment at the rate of \$1,000.00 per residential dwelling unit plus \$500.00 for each future residential dwelling unit contained on a part lot in the Plan which is to be combined with an abutting part lot in an adjacent plan to form a building lot, as per schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
 66. Prior to final approval, the owner shall prepare Urban Design Guidelines for the Block 11 Community to the satisfaction of the City. These guidelines shall address but not be limited to the following issues:

- a) Community structuring elements;
 - b) Community character;
 - c) Lotting fabric;
 - c) Built form and public realm landscape architecture;
 - d) Boulevard and sidewalk design;
 - e) Community feature locations;
 - f) Urban design built form guidelines for commercial, institutional and townhouse development.
67. Prior to final approval, the owner shall prepare a streetscape and open space landscape master plan in accordance with the approved Block 11 Urban Design Guidelines and OPA 600 policies, the plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including entrance features, parkettes, trail heads, medians and fencing.
 - b) Community edge treatments along Rutherford Road and Bathurst Street;
 - c) Patterson-Urban Village Gateway treatment at Bathurst and Rutherford Road;
 - d) The appropriate configuration and landscape treatment of the stormwater management pond blocks 249 and 250;
 - e) Valleylands edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;
 - f) The pedestrian urban connections between streets and within the neighbourhood;
 - g) The appropriate location and high quality design for the telecommunications and hydro utility buildings and easements;
 - h) The interior streetscape interface between commercial block 247 and Street “D”.
68. The Owner agrees to prepare detailed landscape construction drawings and implement the Streetscape and Open Space Landscape Master Plan to the satisfaction of the City.
69. Prior to final approval, the owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The owner shall not remove trees, without written approval by the City.
70. The Owner shall convey Park block 251 to the City free of all encumbrances for parkland purposes.

71. Prior to final approval of the plan the Owner shall prepare a detailed edge management plan study for the perimeter of the valley/open space blocks. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
72. The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space/valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
73. The warning clause Council approved September 29, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement:

“Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting conceptual location for boulevard tree is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete and boulevard tree without further notice.

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 or on the side of a residential dwelling.

74. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence or approved equal along the limits of the residential lots that abut an open space/ valley or storm pond block, .
75. The Owner shall convey buffer block 257 to the City free of all cost and encumbrance for landscaping purposes.
76. In the event that the owner and the City agree that the owner will develop Park block 257, the owner shall agree that the design, securities and construction for the Park will be addressed through an amending agreement in accordance with the “City Developer Build/Parks Development Policy.”
77. Prior to building permit issuance, the Owner shall prepare for review and approval on Park block 251, a Phase II Environmental Site Assessment report in accordance with the Ministry of Environment’s Guidelines for use at contaminated sites in Ontario (June 1996, as amended), to the satisfaction of the City. Testing may include but not be limited to surface and subsurface soil, groundwater, soil vapour, plant and aquatic species sampling and testing of building materials.
78. The Owner shall incorporate the recommendations contained in the report and ensure adequate field inspection is provided to validate the recommendation in the Phase II E.S.A. to the satisfaction of the City.
79. The Owner shall reimburse the City for the cost of the City’s peer review of the Phase II E.S.A.

80. 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.
- a) City may undertake periodic reviews to ensure compliance with the architectural guidelines; should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.
81. a) Prior to final approval and prior to commencement of any works on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological Unit) and the City; the Owner shall agree to take protective measures required by the City for such sites.
- b) Prior to the commencement of any archaeological field work, a copy of the contract information sheet which was submitted to the Ontario Heritage Foundation, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Facility Master Plan Study housed in the City of Vaughan Archives, prior to commencing any fieldwork
82. 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 archeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the owner's expenses, and the same report shall identify any significant archeological site found as a result of the assessment. The archeological assessment report shall be carried out by licensed archeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archeological Assessment Technical Guidelines, dated 1993. The archeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
83. 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, the Owner shall complete and submit a Cultural Resource Impact Assessment of the subject lands.
84. Prior to final approval or registration of the development applications or plan of subdivision, the owner by way of development application or plan of subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archeologically significant as a result of the archeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological unit) and the municipality
85. 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.
 - d) agrees to ensure that all new buyers will be officially notified of the exact community mailbox location prior to any house sale.
 - e) That the builder will post in clear site a copy of the plan indicating the community mail box site at the sales office.
 - f) The Owner/develop agrees to include all offers of purchase and sale a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
 - g) The Owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners does a signon off
 - h) The Owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of community Mailboxes and to indicate these locations on appropriate servicing plans.
86. The Owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- a) an appropriate sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of the Standards will be provided upon Request). The developer further agrees to these cement pads during sidewalk pouring and will notify Canada Post of the location as they are completed.
 - b) any required curb depressions for wheelchair access.
 - c) any required walkway across the boulevard, as per municipal standards.
 - c) multiple blocks will have the appropriate Canada Post Delivery Policy applied as the required information becomes available and it is requested that information be provided to Canada Post by the Developer.
87. The Owner/developer further agrees to determine, provide and fit up a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones – spec to be provided). This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time.

88. 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:
 - i) "Purchasers and/or tenants are advised that despite the inclusion of noise abatement features within the development area and within the building units, noise levels from increasing traffic on Streets A, B, C and D as well as Bathurst Street and Rutherford Road may be of concern, occasionally interfering with some activities of the dwelling occupants."
 - ii) "Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and that the facility is now closed and will be redeveloped into a park."
 - iii) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
 - iv) "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."
 - v) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
 - vi) "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."
 - vii) 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."
 - viii) "Purchasers and/or tenants are advised that where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the

aforesaid right-of-way."

- ix) "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."
 - x) "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."
- b) abutting any open space, woodlot or stormwater facility:
- i) "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block:
- i) "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."
- c) along a potential transit route:
- i) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Streets A, B, C and D as well as Bathurst Street and Rutherford Road may be subject to public transit bus traffic."
89. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 9 to 15 inclusive, 40, 61, 65 to 71 inclusive, 93 to 101 inclusive, 114 to 120 inclusive, 159 to 183 inclusive and 197 and Blocks 198, 206 and 324 within the plan in proximity of a stormwater management facility or open space block.
- "Purchasers and/or tenants are advised that the adjacent open space or storm water management facility is designed for renaturalization and therefore shall receive minimal maintenance."
90. 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 dwellings within the Plan:
- "Purchasers and/or tenants are advised that the roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and 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 have also been incorporated in the road design."

91. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 183 and 184 and Blocks 205, 212 to 220 inclusive within the plan in proximity of a park.

“Purchasers and/or tenants are advised that the lot abuts a Neighbourhood Park of which noise and lighting may be of a concern due to the nature of the park for active recreation.”

92. 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 in proximity of the nature reserve.

“Purchasers and/or tenants are advised that the lot abuts a Nature Reserve under a 999 year lease with the Nature Conservancy of Canada. The permitted uses within the nature reserve are not known at this time. Therefore it is possible that noise, lighting and/or renaturalization of the area may occasionally interfere with some activities of the dwelling occupants.”

93. 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 this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

94. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks within the Plan.

“Purchasers and/or tenants are advised that fencing along the side and/or rear lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

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

95. 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.

- a) the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.

- b) 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.
- c) the location of parks, open space, stormwater management facilities and trails.
- d) the location of institutional uses, including schools, places of worship, community facilities.
- f) the location and type of commercial sites.
- g) colour-coded residential for singles, semis, multiples, and apartment units.
- h) 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.]

- 96. The Owner and the City determine that the Owner will develop the park block(s), the Owner shall agree that the design, securities and construction for the park(s) will be addressed through an agreement in accordance with the City's "Developer Build/Parks Development Policy, OPA #400 and future lands."
- 97. 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.
- 98. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, sideslopes, 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.
- 99. 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.

Region of York Conditions

100. 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.
101. 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 metres 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.
102. 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.
103. 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.
104. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and the Regional Planning and Development Services Department.
105. The registration of the proposed plan of subdivision shall occur in phases with allocation provided within the appropriate capacity assigned by the Region, as approved by the area municipality, in consultation with the Regional Municipality of York.
106. The subdivision proponents within Blocks 11 and 12 will retain a professional engineer to provide assurances that the sanitary drainage area in Blocks 11 and 12 relying on interim (Phase I) servicing to the North Don Sewer does not exceed 8,000 persons.
107. The owner shall agree that the lands within this draft plan of subdivision shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the Planning Act. The Holding provisions of Section 36 of the Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding "H" symbol is removed in accordance with the provisions of the Planning Act. The "H" symbol shall be placed on any and all lands

beyond Phase 1. The Zoning By-law amendment shall specify the terms under which Council may consider the removal of the Holding “H” symbol, (in accordance with Official Plan policy/ Pre-Paid Development Charge Agreement, or other requirements). Said terms shall include confirmation from the Regional Transportation and Works Department that there is adequate water and sanitary servicing capacity available to accommodate the draft plan or any phase thereof in accordance with the Vaughan Development Charge Credit Agreement executed by the City of Vaughan, the Region and the owner/developer.

108. Prior to final approval of Phase 1 the Region shall confirm the following:
- a) the in service date for the Bathurst Trunk Sewer (Phase II) is expected to occur in six (6) months;
 - b) completion of a sewage flow monitoring program in the North Don Collector sewer has occurred and any interim sewer works that are deemed to be required as a result of the flow monitoring have been completed; and
 - c) completion of modifications to the existing Vaughan No. 2 Flume has occurred.
109. Prior to final approval of any lands beyond Phase 1, the Region shall confirm the following:
- The in-service date for the South East Collector Sewer and Bathurst Trunk Sewer (Phase I) is expected in 6 months, and the Region has confirmed that additional water supply from Peel Region for the Phase II water capacity is available.
- or
- Additional sewer and water capacity is available as may be determined solely by the Region from time to time based on monitoring and ongoing analysis of the York Durham Sanitary Sewer System and York Water System.
110. The owner shall agree in the subdivision agreement that he/she shall save harmless the area municipality and Regional Municipality of York from any claim or action as a result of water or sewer service not being available when anticipated.
111. Prior to final approval, the Region shall confirm that adequate water supply capacity and sewage treatment capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof.
112. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Regional Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigating measures for these issues. This report shall be submitted for the Region’s review.
113. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to implement the recommendations of the functional transportation report/plan as approved by the Regional Transportation and Works Department.
114. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works Department for review that include the subdivision storm drainage system, site grading and servicing, plan and profile drawings for the 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.

115. The intersection of Bathurst Street and Street 'C'/Shaw Boulevard shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
116. The intersection of Bathurst Street and Street 'D' shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
117. The Owner shall convey the following lands to The Regional Municipality of York, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor:
 - a) A road widening along the entire frontage of the site adjacent to Bathurst Street, of sufficient width to provide 18 metres from the centerline of Bathurst Street,
 - b) A road widening along the entire frontage of the site adjacent to Rutherford Road, of sufficient width to provide 18 metres from the centerline of Rutherford Road,
 - c) A 0.3 metre reserve across the full frontage of the site where it abuts Rutherford Road shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances.
 - d) A 0.3 metre reserve across the full frontage of the site where it abuts Bathurst Street shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances.
 - e) A 15 metre by 15 metre daylighting triangle at the Northwest and Southwest corner(s) of the intersection of Bathurst Street and Street 'C'/Shaw Boulevard,
 - f) A 15 metre by 15 metre daylighting triangle at the Northwest and Southwest corner(s) of the intersection of Bathurst Street and Street 'D',
 - g) A 30 metre by 30 metre daylighting triangle at the Northwest corner of the intersection of Bathurst Street and Rutherford Road,
 - h) An additional 2.0 metre widening, 40.0 metres in length, along the site frontage with Bathurst Street at the intersection of Street 'C'/Shaw Boulevard, for the purpose of a right turn lane together with a 60.0 metre taper.
 - i) An additional 2.0 metre widening, 40.0 metres in length, along the site frontage with Bathurst Street at the intersection of Street 'D', for the purpose of a right turn lane together with a 60.0 metre taper.
 - j) An additional 2.0 metre widening, 40.0 metres in length, along the site frontage with Bathurst Street at the intersection of Rutherford Road, for the purpose of a right turn lane together with a 60.0 metre taper.
 - k) An additional irregular widening overlapping the area required for 2.0 metre widening,

40.0 metres in length, along the site frontage with Rutherford Road at the intersection of Future Extension of Street 'B' (Street 'B' centerline approximately 265 metres west of centerline of Bathurst Street on Rutherford Road), for the purpose of a right turn lane together with a 60.0 metre taper.

118. The connection of Street 'C' and Bathurst Street shall be achieved at an intersection angle of 90 degrees.
119. The connection of Street 'D' and Bathurst Street shall be achieved at an intersection angle of 90 degrees.
120. 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.
121. Direct vehicle access from the proposed dwellings to Bathurst Street will not be permitted. Access must be obtained through the internal road network.
122. Direct vehicle access from the proposed dwellings to Rutherford Road will not be permitted. Access must be obtained through the internal road network.
123. 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.
124. The Owner shall engage the services of a consultant to prepare and submit for review a noise study to the Regional Transportation and Works Department recommending noise attenuation features and the Owner shall agree to implement these noise attenuation features to the satisfaction of the Regional Transportation and Works Department.
125. 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".
126. The noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional 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 maximum 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.

127. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that, pending confirmation of future transit routing alignment in this block, the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
128. Subject to approval by the City of Vaughan and the Regional Municipality of York, the owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto the planned transit roadways. Such sidewalks shall be constructed on both sides of the planned transit roadways.
129. Subject to approval by the City of Vaughan and the Regional Municipality of York, the owner shall agree in the subdivision agreement to construct a sidewalk for pedestrian access from Street 'I' to Bathurst Street (Block 259).
130. The planned transit roadways shall be designated and designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. As such, York Region Transit is to be consulted with respect to any traffic calming features which may be considered for any of the planned transit roadways identified.
131. Subject to approval by York Region Transit, bus passenger standing areas/platforms are to be provided at no cost to the Region, at the intersection of Streets 'A' and 'C' concurrent with, or prior to, construction of necessary sidewalks. Required platform locations are as follows:
 - a) On Street A immediately south Street C (on west side of Lot/Block 144)
 - b) On Street A immediately north of Street C (on east side of Lot/Block 274)
 - c) On south side of Street C approximately 75 metres west of Street A, adjacent to designated valley lands (north side of Lot/Block 253).
132. The owner shall agree in the subdivision agreement that the bus passenger platforms identified above shall be designed to the satisfaction of the area municipality and York Region Transit.
133. Prior to final approval all required easements for the Bathurst Trunk Sewer within Block 11 shall be in place.
134. Prior to Final Approval the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation and Works Department, outlining all requirements of the Regional Transportation and Works Department.
135. The owner shall provide a solicitor's certificate of title to the Region's Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.

136. 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-0005-2003-050.

Other Conditions

137. 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 136 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
138. The City shall advise that Conditions 1 to 100 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
139. The Regional York shall advise that Conditions 101 to 137 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
140. The Toronto and Region Conservation Authority shall advise that Conditions 52 to 58 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-95062 {Woodvalley Developments Inc.} {LOTS 16 and 17, CONCESSION 2}, 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-95062, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Malone Given Parsons Ltd., dated May 7, 2004 as red-lined on May 17, 2004 to incorporate the following revisions:
 - a) Lots 1 to 74 inclusive; Lots 184 to 197 inclusive; Blocks 198 to 212 inclusive; Blocks 226 – 229 inclusive; Blocks 239 to 246 inclusive; and Blocks 260 to 272 inclusive, are subject to the provisions of a separate agreement restricting the sale of said lots by the Owner or subsequent purchasers of all the lots pending allocation of servicing capacity by the City.
2. Lots 1 to 74 inclusive; Lots 184 to 197 inclusive; Blocks 198 to 212 inclusive; Blocks 226 – 229 inclusive; Blocks 239 to 246 inclusive; and Blocks 260 to 272 inclusive; Blocks 279 and 280; Blocks 286 to 291 inclusive; and Blocks 308 and 309, and Streets E and H, shall be subject to an “H” Holding Provision to be lifted upon the satisfaction of the terms of the holding provision, including confirmation from the Region of York that water and sanitary servicing capacity is available to service these lots, or part therefore, in accordance with the Vaughan Development Charge Credit Agreement.

The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of The Planning Act. Particular zoning categories to be applied are as follows:

RD1, RD2 and RD3 Residential Detached Zones; RT1 Residential Townhouse Zone, C3 Local Commercial Zone, C4 Neighbourhood Commercial Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone

3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 321-99.
4. Prior to final approval of the Plan, any and all appropriate revisions, as required shall be made to the Block Plan for Block 11 and all associated reports to the satisfaction of the City.
5. 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 payments of development levies, the provisions 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. Prior to application for building permit, site plan approval is required under the City's Site Plan By-law, for draft approved Blocks 247, 260 and 261.
9. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
10. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
11. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves.
12. 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.
13. 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.
14. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, 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.
15. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in variation to the road and lotting pattern number of lots to the satisfaction of the City.
16. Prior to final approval the Owner's Consultant shall certify that the internal roads within this Plan have been designed to comply with the internal roads of the approved Block Plan and that the pattern of the street and the layout of the blocks within the plan have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.
17. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
18. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to 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.

19. 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.
20. 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.
21. The Owner shall agree that Block(s) 260 to 272 inclusive shall only be developed in conjunction with the adjacent lands; in the interim, such blocks will be subject to an "H" Holding Zone provision.
22. 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.
23. Prior to final approval of the Plan or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrogeological impact study that identifies any local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision. The Owner shall agree in the subdivision agreement to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development, to the satisfaction of the City as well as connect any existing residences which remain in place after development to the municipal system.
 - a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11. This agreement shall include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner shall acknowledge that parkland shall be dedicated and/or cash-in-lieu paid in accordance with Section 51 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".
 - b) Prior to final approval of the Plan, the Trustee for Block 11 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developers' Group Agreement.
24. Prior to final approval of the plan, a migration strategy for the terrestrial resources shall be included as part of the submission of the Environmental Impact Statement. The document shall include:
 - a) Recommendations with respect to remedial and mitigation measures required within designated impact zones, including any edge management planting or maintenance programs;
 - b) An assessment of the effectiveness of the proposed/selected mitigation techniques
 - c) A conceptual monitoring program specific to identified effects;
 - d) Identification of proposed limits of clearing; and

- e) Restoration opportunities.
25. The Owner shall agree that all disturbed lands within Phase 1 Stage 2 or Phase 2 of the subject draft plan left vacant six (6) months following completion of overall grading shall be topsoiled to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
26. Prior to final approval of the plan the owner shall finalize the Block 11 phasing plan and the owner further acknowledges that the plan shall proceed in phases in accordance with the approved Block 11 phasing plan.
27. The Owner shall not apply for building permits and the City shall not issue building permits within Phase 1 Stage 1 of the Block 11 Phasing plan area, until the following Block Plan related phasing criteria are satisfied.
- a) The Pressure District No. 6 secondary water supply and improvements across Rutherford Road included in the City's current Development Charges By-law shall be completed to the satisfaction of the City;
 - b) All stormwater management facilities required for the servicing of the Phase 1 – Stage 1 development shall be completed to the satisfaction of the City;
 - c) All valley crossings required for the servicing of the Phase 1 – Stage 1 development to complete Block Plan Streets B, D, F and H shall be completed to the satisfaction of the City;
 - d) All streets required to accommodate the spine servicing and phasing of the Block shall be completed to the satisfaction of the City;
 - e) A secondary emergency access to the northwest quadrant of the Block shall be constructed to the satisfaction of the Engineering Department; and
 - f) The Owner shall not apply for building permits and the City shall not issue building permits within Phase 1- Stage 1 draft plan of subdivision applications including 19T-95065, 19T-03V01, 19T-04V05, 19T-95064 and the A. Smith property within the Block 11 Phasing Plan Area, until the two valley crossings, 6 and 7, are completed to the satisfaction of the City.
28. The Owner acknowledges that prior to final approval of any plan in Phase 2 the following criteria shall be satisfied to the satisfaction of the City.
- a) A roadway connection from Street "G1" to Major Mackenzie Drive shall be constructed to the satisfaction of the City;
 - b) The development of the proposed high school block at the northwest corner of Block Plan Streets D and G1 shall proceed to the satisfaction of the school board; and
 - b) The widening of Bathurst Street to 6 lanes from the mid-block east-west primary in Block 10 to Weldrick Road shall be completed to the satisfaction of the Region.

29. The Owner acknowledges that the total servicing capacity available for Phase 1 Stage 1 within Block 11 shall not exceed 4,500 persons and shall be distributed amongst the individual plans within Block 11 in accordance with the approved Block 11 phasing plan to the satisfaction of the City.
30. The Owner acknowledges that during construction they will maintain access and municipal services to the existing Mayor property. The Owner shall also construct full municipal service connections to the Mayor property line.
31. Prior to the issuance of a building permit for any lot or block within the plan, the Owner shall submit for review and approval a Phase II Environmental Site Assessment Report in accordance with the Ministry of Environment's Guidelines for Use at Contaminated Sites in Ontario (June 1996, as amended), and the City's Guideline, Phase II Environmental Assessment, Proposed Parkland, City of Vaughan for the park block located within the plan to the satisfaction of the City. Required testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials.
32. In the event that remediation is required, a Remediation Action Plan will be submitted for review and approval by the City and an acknowledged Record of Site Condition shall be received from the Owner prior to issuance of a building permit.
33. The Owner shall carry out or cause to be carried out the recommendations contained in the report(s) and ensure that adequate field inspection is provided to validate the recommendations in the Phase II Environmental Site Assessment to the satisfaction of the City.
34. Easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
35. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:
36. A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - a) plans illustrating how this drainage system will tie into 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;
 - c) the location and description of all outlets and other facilities;
 - d) storm water management techniques which may be required to control minor or major flows; and
 - e) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
37. 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.

38. 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.
39. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services that have been designed and oversized by others to accommodate the development of the plan.
40. Prior to final approval, an environmental noise impact study, prepared at the owner's expense, shall be submitted to the City 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.
41. 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.”
42. 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.
43. 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.
44. a) Prior to final approval of a phase of the plan or prior to initiation of grading, or topsoil stripping of a phase or the skeleton servicing works, if applicable, the Owner shall submit environmental site assessment report(s) (Phase 1 report and Phase 2 report if required) for the applicable phase or skeleton servicing works, in accordance with the “Ministry of the Environment and Energy’s Guidelines for Use at Contaminated Sites in Ontario” June 1996 for review and approval.

In the event that a Phase 2 or site remediation is recommended, the Phase 2 and Remedial Action Plan as required, shall be submitted for review and approval prior to final approval of the applicable phase or prior to initiation of grading, or topsoil stripping of the applicable phase or skeleton servicing works.
- 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 of the phase or prior to initiation of grading, or topsoil stripping of the phase or skeleton servicing works, a copy of a Record of Site Condition acknowledged by a provincial Officer of the Ministry of the Environment.
- c) The A qualified professional shall certify that all lands within the phase and any lands and easements external to the phase to be dedicated to the City meet the applicable soil

and groundwater criteria noted above.

The Owner shall carry out or cause to be carried out the recommendations of the Environmental Site Assessment report(s).

- d) Where lands are being conveyed to the municipality for parkland purposes, the Owner shall agree that prior to issuance of any building permits, the Owner shall submit a Phase 2 environmental site assessment report(s) addressing all park blocks in the plan, in accordance with the Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (June 1996 as amended), to the satisfaction of the City. On-site sampling contained in the reports shall be conducted following completion and certification of the rough grading of the park block(s). Testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials. The Owner shall reimburse the City for the cost of peer review of said report(s).
45. Prior to final approval, the Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment reports.
 46. Prior to final approval of the plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
 47. Prior to final approval of the plan the Owner shall provide a revised Water Supply Analysis for review and approval by the Engineering Department.
 48. Prior to final approval of the plan the owner shall ensure that the following matters are resolved to the satisfaction of the Engineering Department and TRCA:
 - a) Buffer and edge management zones for all environmental features shall be addressed prior to defining the limits of development. When defining the edge of environmental features, the defined edge shall generally be regarded as one (1) metre outside the established dripline;
 - b) That in consideration of the above, and in conjunction with the proposed cut/fill, the provision of buffer areas (where deemed suitable and necessary), and where future detailed geotechnical investigations demonstrate the need, the limits of development as illustrated on the Block Plan be subject to revision, as required and demonstrated by the review and approval of detailed technical submissions for individual development applications to the satisfaction of the TRCA and the City;
 49. The Owner shall not apply for building permits and the City shall not issue building permits for any lot until a minimum of two road accesses are available to service the proposed development to the satisfaction of the City. The Owner is further advised that access through an unregistered plan of subdivision is not considered public access.
 50. The Owner shall not apply for building permits and the City shall not issue building permits until the Owner has carried out or caused to be carried out the construction of the culvert/bridge valley crossings required for the completion of Streets A and C within Phase 1 Stage 1 to the satisfaction of TRCA and the City.

51. The Owner shall not apply for building permits and the City shall not issue building permits until the Owner has transferred Block 274 to Peter and Donna Mayor in order to provide access to the existing residential dwelling from a public right of way.
52. 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; 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) 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.
 - vii) Stormwater management techniques which maybe required to control minor or major flows;
 - viii) Appropriate Stormwater Management Practices (SWMPs) 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;
 - ix) Proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - x) Location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulations; and
 - xi) Overall grading plans for the subject lands.
- b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
53. That this draft plan of subdivision be subject to red-line revision in order to meet the requirements of Condition 21, if necessary.

54. That the valley and stream corridor (Blocks 252, 253, 254, 255, 256 and associated buffer blocks [Blocks 275 to 281 inclusive]) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan free of all charges and encumbrances.
55. That the implementing zoning by-law recognized the Open Space Blocks 252, 253, 254, 255, 256, 257, 276, 277, 278, 279, 280 and 281, in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
56. That all proposed valley crossings (Street A, Street C [two crossings]) be supported by the necessary detailed information to ensure that design accounts for and incorporates the appropriate fluvial geomorphic criteria as determined by a detailed meander-belt analysis, provides for unimpeded passage of fish and wildlife. Maintains valley corridor connectivity, and provides for maintenance and aesthetic considerations of the bridge crossing structures to the satisfaction of the TRCA.
57. 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 recommendations of the technical report referenced in Condition 21;
 - 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;
 - c) to obtain all necessary permits pursuant to Ontario Regulation 158 from the TRCA;
 - d) to erect a permanent fence to the satisfaction of the TRCA for Lots 9 to 15 inclusive, Lot 40 Lot 61, Lots 65 to 71 inclusive, Lots 94 to 101 inclusive, Lot 197 and Blocks 198, 206, 262 to 274 inclusive.
58. 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.
59. 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.
60. 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.
61. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to implement the approved abatement measures.
62. 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.
63. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
64. The owner shall agree in the subdivision agreement that:
- a) Prior to final approval, architectural guidelines shall have been prepared in accordance with Council Policy and approved by Council;
 - b) All development shall proceed in accordance with the Council approved architectural design guidelines;
 - c) A control architect be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - d) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines;
 - e) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the owner.
65. Prior to final approval, the Owner shall pay to the City, a woodlot acquisition payment at the rate of \$1,000.00 per residential dwelling unit plus \$500.00 for each future residential dwelling unit contained on a part lot in the Plan which is to be combined with an abutting part lot in an adjacent plan to form a building lot, as per schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
66. Prior to final approval, the owner shall prepare Urban Design Guidelines for the Block 11 Community to the satisfaction of the City. These guidelines shall address but not be limited to the following issues:

- a) Community structuring elements;
 - b) Community character;
 - c) Lotting fabric;
 - c) Built form and public realm landscape architecture;
 - d) Boulevard and sidewalk design;
 - e) Community feature locations;
 - f) Urban design built form guidelines for commercial, institutional and townhouse development.
67. Prior to final approval, the owner shall prepare a streetscape and open space landscape master plan in accordance with the approved Block 11 Urban Design Guidelines and OPA 600 policies, the plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including entrance features, parkettes, trail heads, medians and fencing.
 - b) Community edge treatments along Rutherford Road and Bathurst Street;
 - c) Patterson-Urban Village Gateway treatment at Bathurst and Rutherford Road;
 - d) The appropriate configuration and landscape treatment of the stormwater management pond blocks 249 and 250;
 - e) Valleylands edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;
 - f) The pedestrian urban connections between streets and within the neighbourhood;
 - g) The appropriate location and high quality design for the telecommunications and hydro utility buildings and easements;
 - h) The interior streetscape interface between commercial block 247 and Street “D”.
68. The Owner agrees to prepare detailed landscape construction drawings and implement the Streetscape and Open Space Landscape Master Plan to the satisfaction of the City.
69. Prior to final approval, the owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The owner shall not remove trees, without written approval by the City.
70. The Owner shall convey Park block 251 to the City free of all encumbrances for parkland purposes.

71. Prior to final approval of the plan the Owner shall prepare a detailed edge management plan study for the perimeter of the valley/open space blocks. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
72. The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space/valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
73. The warning clause Council approved September 29, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement:

“Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting conceptual location for boulevard tree is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete and boulevard tree without further notice.

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 or on the side of a residential dwelling.

74. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence or approved equal along the limits of the residential lots that abut an open space/ valley or storm pond block, .
75. The Owner shall convey buffer block 257 to the City free of all cost and encumbrance for landscaping purposes.
76. In the event that the owner and the City agree that the owner will develop Park block 257, the owner shall agree that the design, securities and construction for the Park will be addressed through an amending agreement in accordance with the “City Developer Build/Parks Development Policy.”
77. Prior to building permit issuance, the Owner shall prepare for review and approval on Park block 251, a Phase II Environmental Site Assessment report in accordance with the Ministry of Environment’s Guidelines for use at contaminated sites in Ontario (June 1996, as amended), to the satisfaction of the City. Testing may include but not be limited to surface and subsurface soil, groundwater, soil vapour, plant and aquatic species sampling and testing of building materials.
78. The Owner shall incorporate the recommendations contained in the report and ensure adequate field inspection is provided to validate the recommendation in the Phase II E.S.A. to the satisfaction of the City.
79. The Owner shall reimburse the City for the cost of the City’s peer review of the Phase II E.S.A.

80. 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.
- a) City may undertake periodic reviews to ensure compliance with the architectural guidelines; should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.
81. a) Prior to final approval and prior to commencement of any works on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological Unit) and the City; the Owner shall agree to take protective measures required by the City for such sites.
- b) Prior to the commencement of any archaeological field work, a copy of the contract information sheet which was submitted to the Ontario Heritage Foundation, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Facility Master Plan Study housed in the City of Vaughan Archives, prior to commencing any fieldwork
82. 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 archeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the owner's expenses, and the same report shall identify any significant archeological site found as a result of the assessment. The archeological assessment report shall be carried out by licensed archeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archeological Assessment Technical Guidelines, dated 1993. The archeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
83. 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, the Owner shall complete and submit a Cultural Resource Impact Assessment of the subject lands.
84. Prior to final approval or registration of the development applications or plan of subdivision, the owner by way of development application or plan of subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archeologically significant as a result of the archeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological unit) and the municipality
85. 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.
 - d) agrees to ensure that all new buyers will be officially notified of the exact community mailbox location prior to any house sale.
 - e) That the builder will post in clear site a copy of the plan indicating the community mail box site at the sales office.
 - f) The Owner/develop agrees to include all offers of purchase and sale a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
 - g) The Owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners does a signon off
 - h) The Owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of community Mailboxes and to indicate these locations on appropriate servicing plans.
86. The Owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- a) an appropriate sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of the Standards will be provided upon Request). The developer further agrees to these cement pads during sidewalk pouring and will notify Canada Post of the location as they are completed.
 - b) any required curb depressions for wheelchair access.
 - c) any required walkway across the boulevard, as per municipal standards.
 - c) multiple blocks will have the appropriate Canada Post Delivery Policy applied as the required information becomes available and it is requested that information be provided to Canada Post by the Developer.
87. The Owner/developer further agrees to determine, provide and fit up a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones – spec to be provided). This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time.

88. 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:
 - i) "Purchasers and/or tenants are advised that despite the inclusion of noise abatement features within the development area and within the building units, noise levels from increasing traffic on Streets A, B, C and D as well as Bathurst Street and Rutherford Road may be of concern, occasionally interfering with some activities of the dwelling occupants."
 - ii) "Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and that the facility is now closed and will be redeveloped into a park."
 - iii) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
 - iv) "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."
 - v) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
 - vi) "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."
 - vii) 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."
 - viii) "Purchasers and/or tenants are advised that where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the

aforesaid right-of-way."

- ix) "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."
 - x) "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."
- b) abutting any open space, woodlot or stormwater facility:
- i) "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block:
- i) "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."
- c) along a potential transit route:
- i) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Streets A, B, C and D as well as Bathurst Street and Rutherford Road may be subject to public transit bus traffic."
89. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 9 to 15 inclusive, 40, 61, 65 to 71 inclusive, 93 to 101 inclusive, 114 to 120 inclusive, 159 to 183 inclusive and 197 and Blocks 198, 206 and 324 within the plan in proximity of a stormwater management facility or open space block.
- "Purchasers and/or tenants are advised that the adjacent open space or storm water management facility is designed for renaturalization and therefore shall receive minimal maintenance."
90. 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 dwellings within the Plan:
- "Purchasers and/or tenants are advised that the roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and 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 have also been incorporated in the road design."

91. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 183 and 184 and Blocks 205, 212 to 220 inclusive within the plan in proximity of a park.

“Purchasers and/or tenants are advised that the lot abuts a Neighbourhood Park of which noise and lighting may be of a concern due to the nature of the park for active recreation.”

92. 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 in proximity of the nature reserve.

“Purchasers and/or tenants are advised that the lot abuts a Nature Reserve under a 999 year lease with the Nature Conservancy of Canada. The permitted uses within the nature reserve are not known at this time. Therefore it is possible that noise, lighting and/or renaturalization of the area may occasionally interfere with some activities of the dwelling occupants.”

93. 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 this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

94. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks within the Plan.

“Purchasers and/or tenants are advised that fencing along the side and/or rear lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

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

95. 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.

- a) the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.

- b) 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.
- c) the location of parks, open space, stormwater management facilities and trails.
- d) the location of institutional uses, including schools, places of worship, community facilities.
- f) the location and type of commercial sites.
- g) colour-coded residential for singles, semis, multiples, and apartment units.
- h) 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.]

- 96. The Owner and the City determine that the Owner will develop the park block(s), the Owner shall agree that the design, securities and construction for the park(s) will be addressed through an agreement in accordance with the City's "Developer Build/Parks Development Policy, OPA #400 and future lands."
- 97. 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.
- 98. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, sideslopes, 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.
- 99. 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.

Region of York Conditions

100. 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.
101. 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 metres 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.
102. 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.
103. 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.
104. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and the Regional Planning and Development Services Department.
105. The registration of the proposed plan of subdivision shall occur in phases with allocation provided within the appropriate capacity assigned by the Region, as approved by the area municipality, in consultation with the Regional Municipality of York.
106. The subdivision proponents within Blocks 11 and 12 will retain a professional engineer to provide assurances that the sanitary drainage area in Blocks 11 and 12 relying on interim (Phase I) servicing to the North Don Sewer does not exceed 8,000 persons.
107. The owner shall agree that the lands within this draft plan of subdivision shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the Planning Act. The Holding provisions of Section 36 of the Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding "H" symbol is removed in accordance with the provisions of the Planning Act. The "H" symbol shall be placed on any and all lands

beyond Phase 1. The Zoning By-law amendment shall specify the terms under which Council may consider the removal of the Holding “H” symbol, (in accordance with Official Plan policy/ Pre-Paid Development Charge Agreement, or other requirements). Said terms shall include confirmation from the Regional Transportation and Works Department that there is adequate water and sanitary servicing capacity available to accommodate the draft plan or any phase thereof in accordance with the Vaughan Development Charge Credit Agreement executed by the City of Vaughan, the Region and the owner/developer.

108. Prior to final approval of Phase 1 the Region shall confirm the following:
- a) the in service date for the Bathurst Trunk Sewer (Phase II) is expected to occur in six (6) months;
 - b) completion of a sewage flow monitoring program in the North Don Collector sewer has occurred and any interim sewer works that are deemed to be required as a result of the flow monitoring have been completed; and
 - c) completion of modifications to the existing Vaughan No. 2 Flume has occurred.
109. Prior to final approval of any lands beyond Phase 1, the Region shall confirm the following:
- The in-service date for the South East Collector Sewer and Bathurst Trunk Sewer (Phase I) is expected in 6 months, and the Region has confirmed that additional water supply from Peel Region for the Phase II water capacity is available.
- or
- Additional sewer and water capacity is available as may be determined solely by the Region from time to time based on monitoring and ongoing analysis of the York Durham Sanitary Sewer System and York Water System.
110. The owner shall agree in the subdivision agreement that he/she shall save harmless the area municipality and Regional Municipality of York from any claim or action as a result of water or sewer service not being available when anticipated.
111. Prior to final approval, the Region shall confirm that adequate water supply capacity and sewage treatment capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof.
112. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Regional Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigating measures for these issues. This report shall be submitted for the Region’s review.
113. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to implement the recommendations of the functional transportation report/plan as approved by the Regional Transportation and Works Department.
114. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works Department for review that include the subdivision storm drainage system, site grading and servicing, plan and profile drawings for the 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.

115. The intersection of Bathurst Street and Street 'C'/Shaw Boulevard shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
116. The intersection of Bathurst Street and Street 'D' shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
117. The Owner shall convey the following lands to The Regional Municipality of York, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor:
 - a) A road widening along the entire frontage of the site adjacent to Bathurst Street, of sufficient width to provide 18 metres from the centerline of Bathurst Street,
 - b) A road widening along the entire frontage of the site adjacent to Rutherford Road, of sufficient width to provide 18 metres from the centerline of Rutherford Road,
 - c) A 0.3 metre reserve across the full frontage of the site where it abuts Rutherford Road shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances.
 - d) A 0.3 metre reserve across the full frontage of the site where it abuts Bathurst Street shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances.
 - e) A 15 metre by 15 metre daylighting triangle at the Northwest and Southwest corner(s) of the intersection of Bathurst Street and Street 'C'/Shaw Boulevard,
 - f) A 15 metre by 15 metre daylighting triangle at the Northwest and Southwest corner(s) of the intersection of Bathurst Street and Street 'D',
 - g) A 30 metre by 30 metre daylighting triangle at the Northwest corner of the intersection of Bathurst Street and Rutherford Road,
 - h) An additional 2.0 metre widening, 40.0 metres in length, along the site frontage with Bathurst Street at the intersection of Street 'C'/Shaw Boulevard, for the purpose of a right turn lane together with a 60.0 metre taper.
 - i) An additional 2.0 metre widening, 40.0 metres in length, along the site frontage with Bathurst Street at the intersection of Street 'D', for the purpose of a right turn lane together with a 60.0 metre taper.
 - j) An additional 2.0 metre widening, 40.0 metres in length, along the site frontage with Bathurst Street at the intersection of Rutherford Road, for the purpose of a right turn lane together with a 60.0 metre taper.
 - k) An additional irregular widening overlapping the area required for 2.0 metre widening,

40.0 metres in length, along the site frontage with Rutherford Road at the intersection of Future Extension of Street 'B' (Street 'B' centerline approximately 265 metres west of centerline of Bathurst Street on Rutherford Road), for the purpose of a right turn lane together with a 60.0 metre taper.

118. The connection of Street 'C' and Bathurst Street shall be achieved at an intersection angle of 90 degrees.
119. The connection of Street 'D' and Bathurst Street shall be achieved at an intersection angle of 90 degrees.
120. 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.
121. Direct vehicle access from the proposed dwellings to Bathurst Street will not be permitted. Access must be obtained through the internal road network.
122. Direct vehicle access from the proposed dwellings to Rutherford Road will not be permitted. Access must be obtained through the internal road network.
123. 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.
124. The Owner shall engage the services of a consultant to prepare and submit for review a noise study to the Regional Transportation and Works Department recommending noise attenuation features and the Owner shall agree to implement these noise attenuation features to the satisfaction of the Regional Transportation and Works Department.
125. 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".
126. The noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional 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 maximum 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

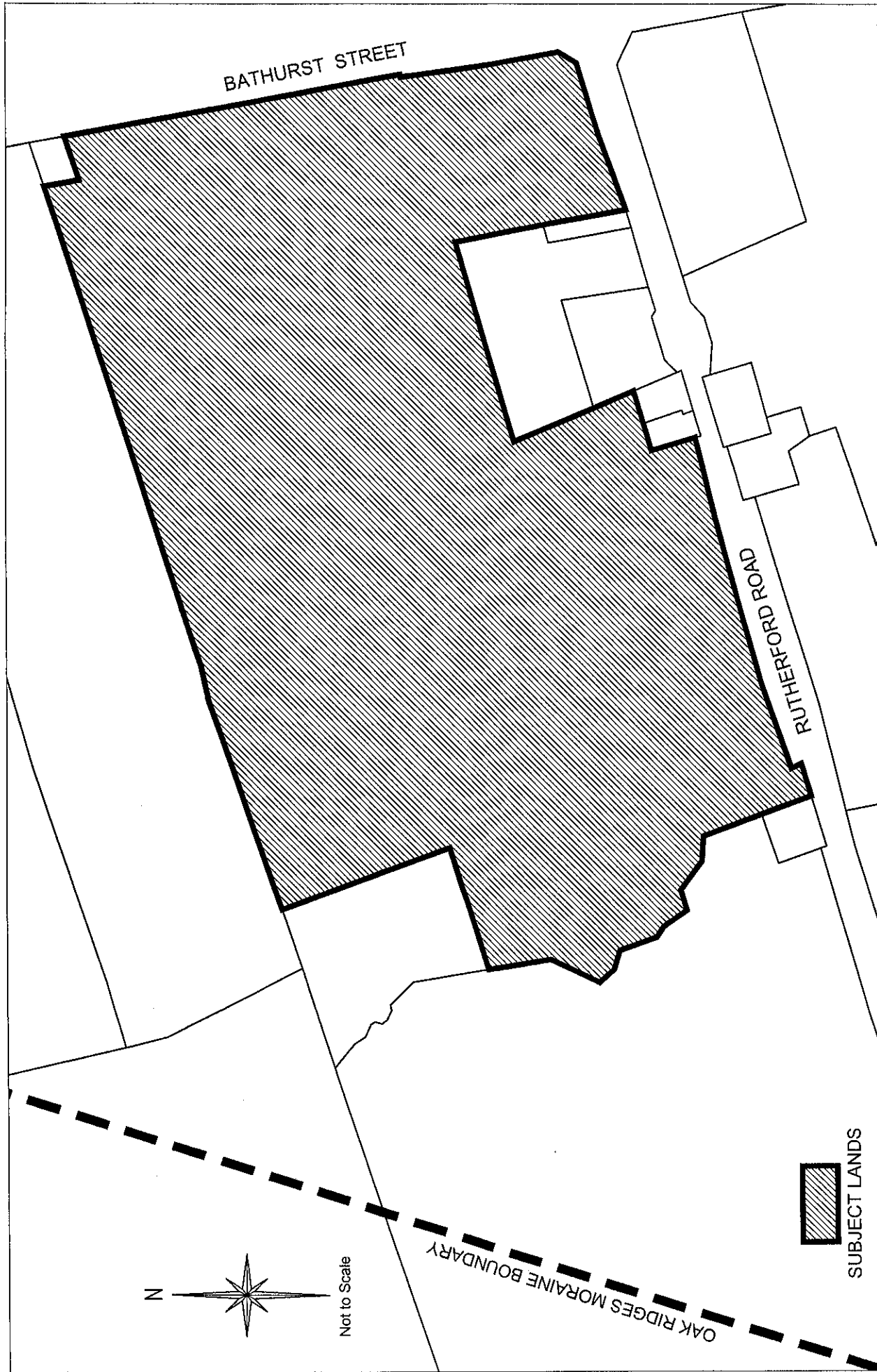
municipality for aesthetic purposes must be approved by the Regional Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.

127. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that, pending confirmation of future transit routing alignment in this block, the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
128. Subject to approval by the City of Vaughan and the Regional Municipality of York, the owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto the planned transit roadways. Such sidewalks shall be constructed on both sides of the planned transit roadways.
129. Subject to approval by the City of Vaughan and the Regional Municipality of York, the owner shall agree in the subdivision agreement to construct a sidewalk for pedestrian access from Street 'I' to Bathurst Street (Block 259).
130. The planned transit roadways shall be designated and designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. As such, York Region Transit is to be consulted with respect to any traffic calming features which may be considered for any of the planned transit roadways identified.
131. Subject to approval by York Region Transit, bus passenger standing areas/platforms are to be provided at no cost to the Region, at the intersection of Streets 'A' and 'C' concurrent with, or prior to, construction of necessary sidewalks. Required platform locations are as follows:
 - a) On Street A immediately south Street C (on west side of Lot/Block 144)
 - b) On Street A immediately north of Street C (on east side of Lot/Block 274)
 - c) On south side of Street C approximately 75 metres west of Street A, adjacent to designated valley lands (north side of Lot/Block 253).
132. The owner shall agree in the subdivision agreement that the bus passenger platforms identified above shall be designed to the satisfaction of the area municipality and York Region Transit.
133. Prior to final approval all required easements for the Bathurst Trunk Sewer within Block 11 shall be in place.
134. Prior to Final Approval the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation and Works Department, outlining all requirements of the Regional Transportation and Works Department.
135. The owner shall provide a solicitor's certificate of title to the Region's Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.

136. 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-0005-2003-050.

Other Conditions

137. 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 136 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
138. The City shall advise that Conditions 1 to 100 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
139. The Regional York shall advise that Conditions 101 to 137 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
140. The Toronto and Region Conservation Authority shall advise that Conditions 52 to 58 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Location Map

Part Lots 16 & 17,
Concession 2

APPLICANT:
WOODVALLEY DEVELOPMENTS

N:\OFT\ATTACHMENTS\19\191-95062-55.040

CITY OF
Vaughan

Community Planning Department

Attachment

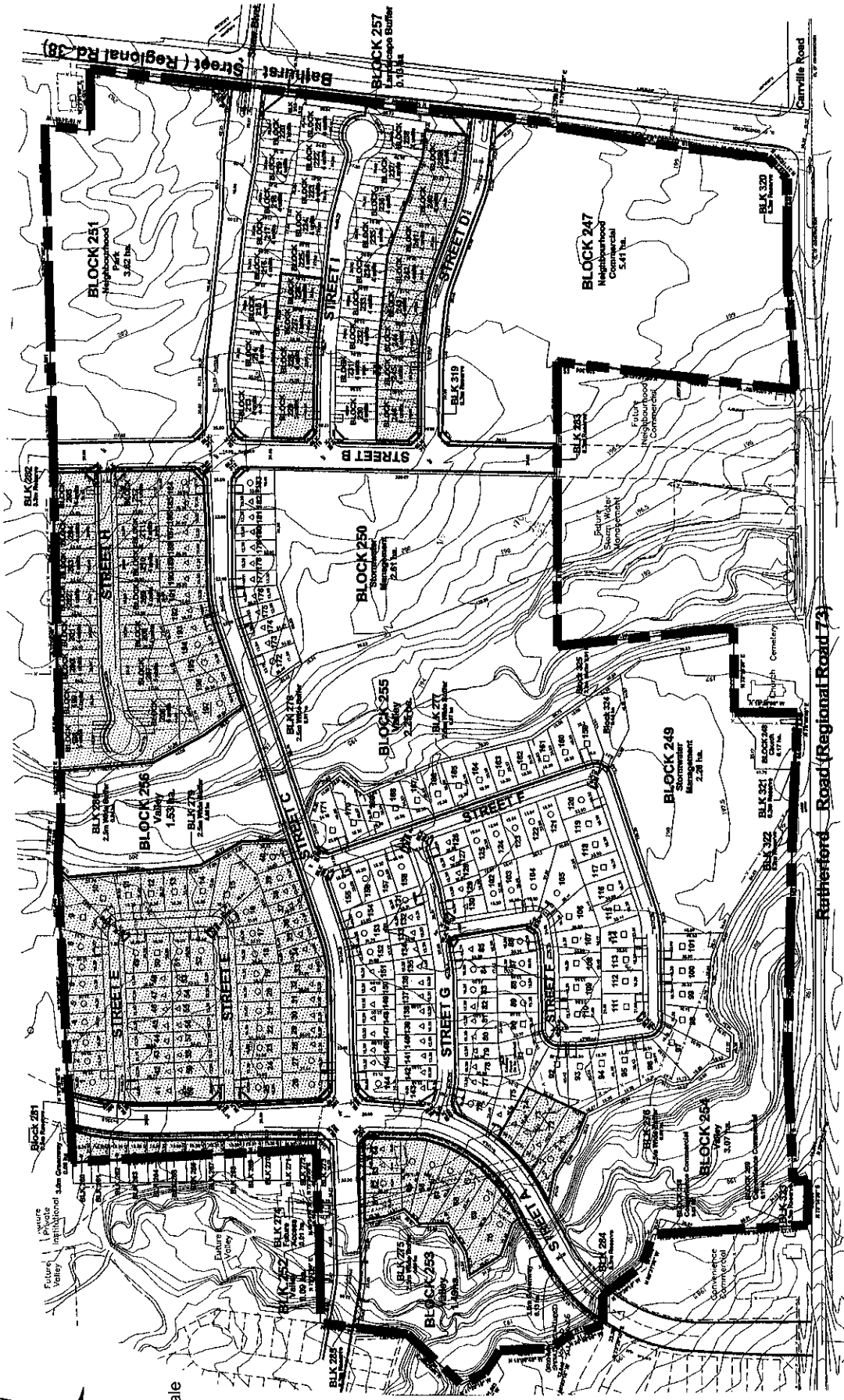
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FILE NO.:
19T-95062,
Z.95.040

May 14, 2004



Not to Scale



SUBJECT LANDS

Draft Plan of Subdivision

APPLICANT:
WOODVALLEY DEVELOPMENTS
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Part Lots 16 & 17,
Concession 2

City of Vaughan

Community Planning Department

Attachment 3

FILE No.:
19T-95062,
Z.95.040

May 14, 2004

LEGEND

- Core Watermain
- Core Storm Sewer
- Core Sanitary Sewer
- Walkway/Stream Crossing by City
- Valley Road Culverts/Bridges
- Non-Participant Land Owner
- Phase 1 - Stage 1
- Phase 1 - Stage 2
- Phase 2

BLOCK 11 PHASING CRITERIA NOTES

1. Note: Bathurst Street widening to six lanes, from Aurora Hill Road to the east, is to be completed prior to development in Phase 2 proceeding.
2. Note: Pursuant to front-ending agreement executed between the City and the Applicant, the City shall be responsible for the construction of Block 11 to a 4.500 parcel. A 4.500 = 1328 units.

Owner	PHASING OF RESIDENTIAL UNITS		Total
	Stage 1	Stage 2	
127-5621 Ontario Inc.	51	54	105
A. Smith	15	-	15
Humber Properties Limited	238	372	610
Blue-Ten West Limited	202	206	408
197-8682 Ontario Inc.	202	206	408
Vancouver Development Ltd.	121	128	249
Avanara Realty Limited	36	37	73
Seaview Investments Limited	303	308	611
Total	1328⁰	1328	2656

3. Note: The construction of valley crossings number 1, 2, 3, 4 and 5 shall be completed to the satisfaction of the City prior to the issuance of any building permits within Phase 1. Stages 1 lands in the block.
4. Note: The construction of valley crossings number 6 and 7 shall be completed to the satisfaction of the City prior to the issuance of any building permits within Phase 1. Stages 1 lands for the small plan of subdivision applications 197-95065, 197-03701, 197-04105, the A. Smith property, and 197-8686 (Phase 2 lands north of 197-8604).
5. Note: A roadway connection from Street 011 to Major Mackenzie Drive shall be constructed to the satisfaction of the City prior to development within Phase 2 proceeding.

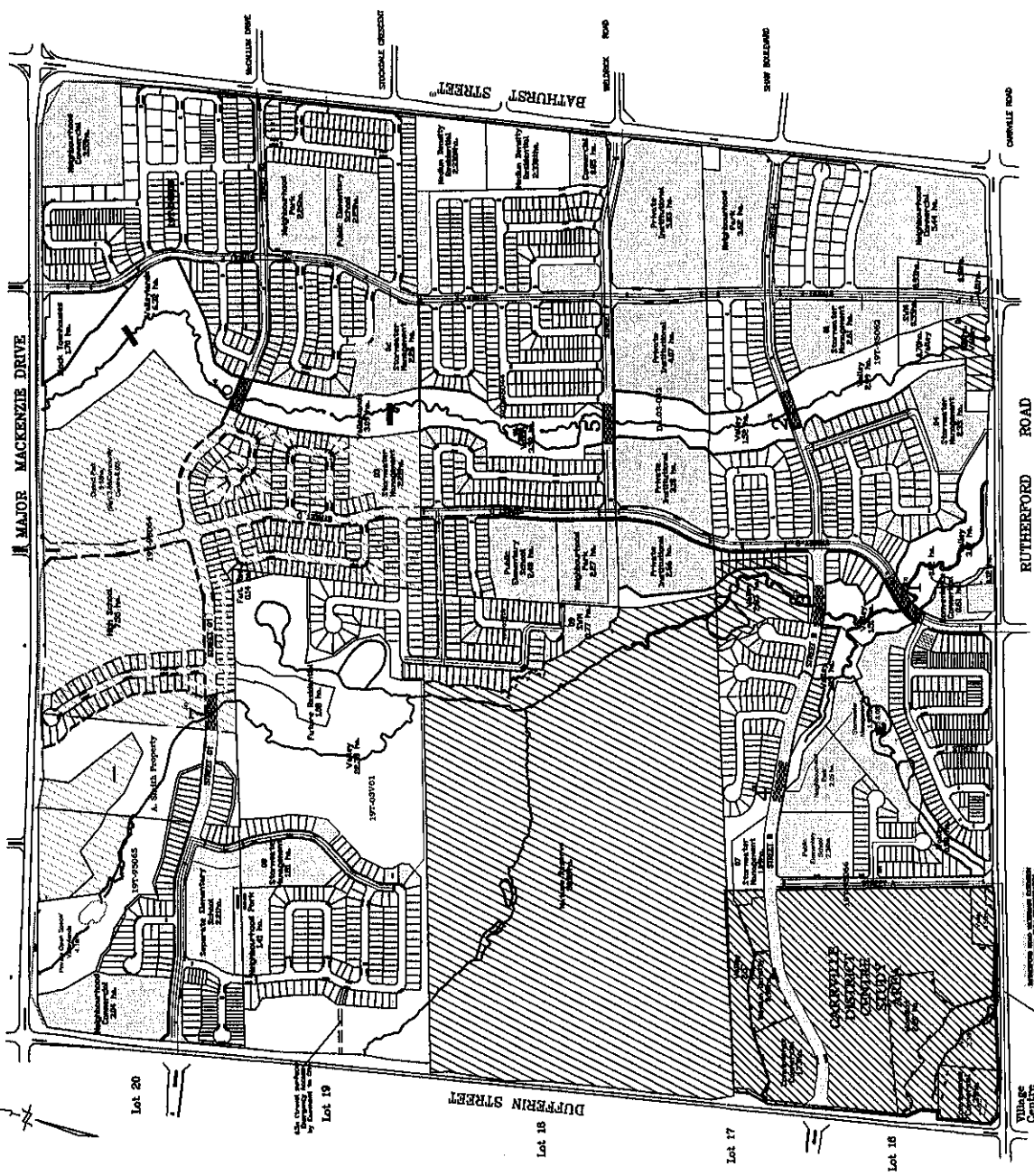
BLOCK 11
City of Vaughan
DEVELOPMENT
& INFRASTRUCTURE
PHASING PLAN

SCALE 1:4000

May 14 2004

Proj # 311-3925-Phase
ALCORN & ASSOCIATES LIMITED
 Land Planning and Development Consultants

1900-1900-0000
 One Wellington Drive, Suite 114
 Markham, Ontario L3R 9V7



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Block 11 Plan
Phasing

Part Lots 16 & 17,
 Concession 2

APPLICANT:
 WOODVALLEY DEVELOPMENTS

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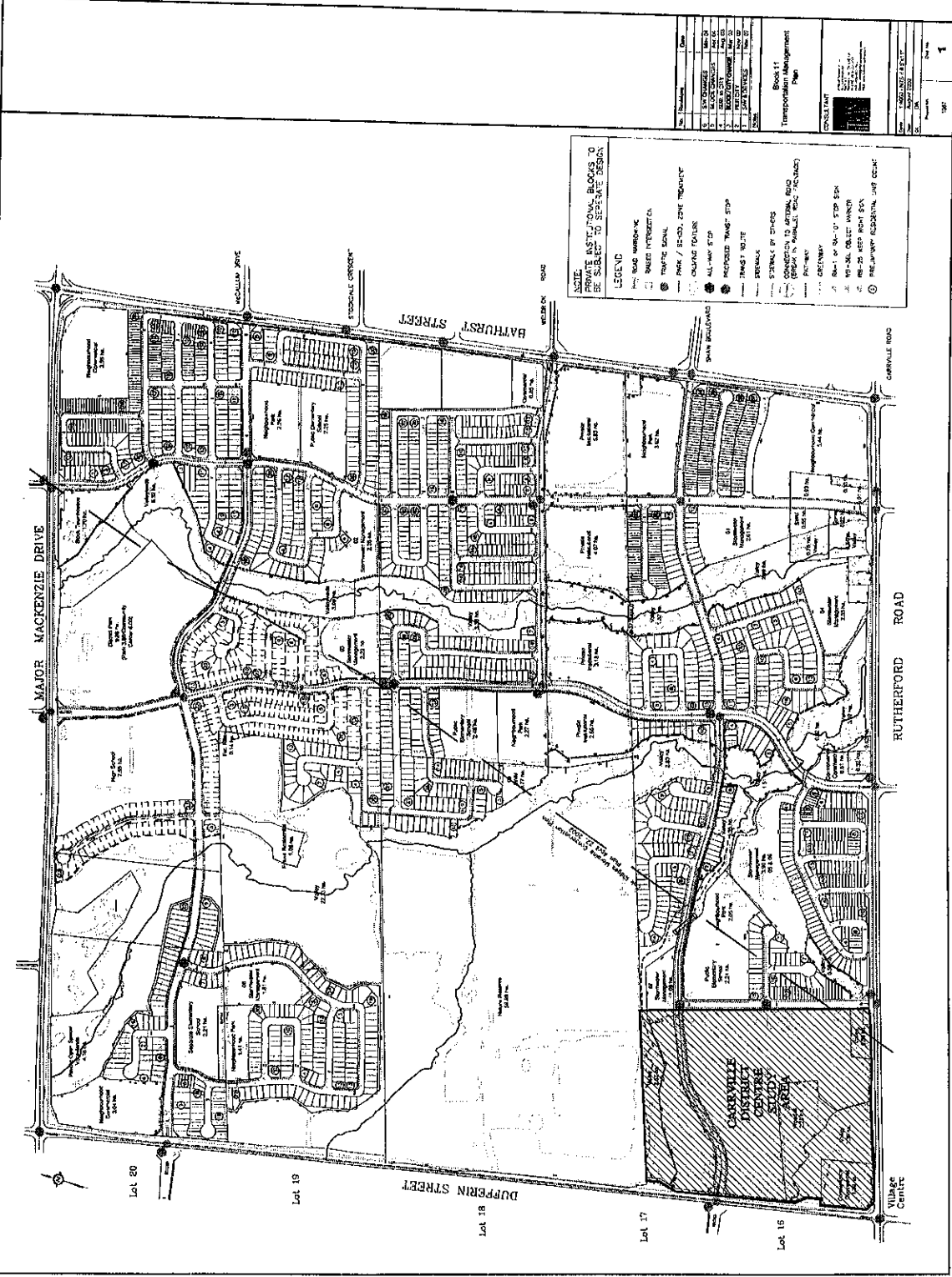
City of
Vaughan

Community Planning Department

Attachment
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FILE No.:
 191-95062,
 Z.95.040

May 14, 2004



Not to Scale

Transportation Management Plan

APPLICANT: WOODVALLEY DEVELOPMENTS
 Part Lots 16 & 17, Concession 2

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Community Planning Department

Attachment 5
 FILE No.: 19T-95062, Z.95.040
 May 14, 2004