

COMMITTEE OF THE WHOLE MARCH 7, 2005

**ZONING BY-LAW AMENDMENT FILE Z.04.047
DRAFT PLAN OF SUBDIVISION FILE 19T-04V11
PIAZZA CAPRI INC.
REPORT #P.2004.96**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.047 (Piazza Capri Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #3 from R1 Residential Zone to R2 Residential Zone, with the following exceptions to the Zoning By-law:
 - a) a minimum lot frontage and lot area of 13.35m and 397m², respectively, for the 6 residential lots;
 - b) permit a maximum lot coverage of 50%;
 - c) a minimum 6m front yard between a garage and the streetline;
 - d) a minimum interior side yard of 1.2m;
 - e) permit a maximum building height of 11m;
 - f) no lot frontage requirement for future residential development Block 8; and
 - g) any other necessary exceptions to the zoning by-law that may be required to implement the approved draft plan of subdivision.
2. THAT Draft Plan of Subdivision File 19T-04V11 (Piazza Capri Inc.) prepared by KLM Planning Partners Inc., Drawing #05.2, and revised dated January 11, 2005, BE DRAFT APPROVED, subject to the conditions of approval set out in Attachment #1.
3. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
4. THAT Council pass 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-04V11 is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No.4 of the York Water Supply System, for a total of 6 residential units following the execution of a subdivision agreement to the satisfaction of the City."

Purpose

The Owner has submitted applications to:

1. amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #3, from R1 Residential Zone to R2 Residential Zone and to provide the necessary zoning exceptions required to implement the proposed draft plan of subdivision; and
2. permit a Draft Plan of Subdivision shown on Attachment #3 consisting of 6 detached residential lots with frontages ranging between 13.35m to 13.7m on a cul-de-sac road, a future residential block, and a buffer block, on a 0.421 ha site.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located southwest of Regional Road #7 and Pine Valley Drive, and north of Tall Grass Trail at the termination of Sydel Crescent, in Lot 7, Concession 7, City of Vaughan. The vacant 0.421ha parcel is rectangular in shape (41m x 103m), relatively flat and has road access from Sydel Crescent. The lands were part of a larger block, which included the parcel to the north, but were recently severed through a Committee of Adjustment Consent Application File B66/04, to facilitate the processing of the proposed draft plan of subdivision.

The site is designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - commercial plaza under construction (C1 Restricted Commercial Zone)
- South - Sydel Crescent (temporary road) and residential (R2 Residential Zone)
- East - existing commercial plaza (C1 Restricted Commercial Zone)
- West - vacant (R1 Residential Zone)

On September 10, 2004, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, the Vaughanwood Ratepayers Association, and to those individuals requesting notification.

To date, one letter has been received from East Woodbridge Developments Limited, the owner of the two residential lots (Lots 96 and 106 on Plan M-2014) immediately to the south and currently being used by the City as a temporary road linking the east and west portions of Sydel Crescent as shown on Attachment #2. The letter requested the return of these lots upon the northerly extension of Sydel Crescent, in accordance with the November 1980 subdivision agreement between the City and Pine-York Developments Limited.

The extension of Sydel Crescent into the proposed subdivision plan will allow Lot 96 to develop. The Engineering Department shall determine the appropriate disposition of the two residential lots.

The recommendation of the Committee of the Whole to receive the Public Hearing report on October 4, 2004, and to forward a technical report to a future Committee meeting, was ratified by Council on October 12, 2004.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan). This designation permits detached and semi-detached dwelling units at a maximum net density of 22 units/ha (maximum 9 units). The application proposes six (6) detached residential lots at a density of 14 units/ha, which would conform to the policies of the Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. To facilitate the proposed draft plan of subdivision, a by-law amendment is required to rezone the subject lands from R1 Residential Zone to R2 Residential Zone with the following exceptions:

- a minimum lot frontage and lot area of 13.35m and 397m², respectively, whereas 15m and 450m² are required;
- a maximum lot coverage of 50%, whereas 40% is permitted;
- a minimum front yard of 6m between a garage and the streetline, whereas 6.4m is required;
- a minimum interior side yard of 1.2m, whereas 1.5m is required;
- no lot frontage requirement for future residential development Block 8;
- a maximum building height of 11m, whereas 9.5m is permitted.

The proposed R2 Zone category is consistent with the subdivision to the immediate south. Staff is satisfied that the above-noted exceptions are appropriate to facilitate the proposed residential infill development. Block 8 shown on Attachment #3 will remain vacant without frontage on a public road and will be required to develop with the adjacent lands to the west. A condition to this effect will be included in the implementing zoning by-law and the subdivision agreement. The implementing by-law will include these exceptions and any other exceptions necessary to implement the proposed draft plan of subdivision, if approved.

Subdivision Design

The draft plan of subdivision shown on Attachment #3 proposes 6 residential lots fronting on the east and west sides of the northerly extension of Sydel Crescent. The proposed lots range in frontage from 13.35m to 13.7m, and in depth from 29.9m to 40m. The road allowance width is 17.5m and completes the east arm of Sydel Crescent with a cul-de-sac. A future residential block (Block 8) is proposed that will be developed with the lands to the immediate west. Block 7 is a landscaped buffer block located along the north edge of the cul-de-sac, and will be incorporated into the City boulevard.

Sydel Crescent is currently comprised of two roads connected by a temporary road located across Lots 96 and 106 in the existing subdivision to the south, as shown on Attachment #1. This temporary road connection is expected to be removed upon the northerly extensions of Sydel Crescent as proposed by this draft plan of subdivision. This will result in two cul-de-sacs named Sydel Crescent, and may necessitate the renaming of one street for emergency service purposes. A condition of approval is included that requires the streets to be named to the satisfaction of the City. The Owner will be responsible for all costs incurred to rename a street, as may be required.

The proposed development abuts a commercial plaza to the north, and therefore, a noise study must be submitted to the City for review and approval. The Owner shall implement all conditions and recommendations of the noise study, including but not limited to the erection of a wood acoustic fence along the north property line, as required by the northerly commercial Site Development Agreement for File DA.03.063, to the satisfaction of the City.

Engineering Department

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

i) Environmental Site Assessment

On October 25, 2004, the Engineering Department (Environmental Section) completed its peer review of the Phase 1 Environmental Report prepared by Construction Control Inc., and determined that the site is suitable for residential development and that a Phase II ESA is not required.

ii) Engineering Services

The Engineering Department has indicated that there are easements in the City's favour for the municipal watermain and sanitary sewer in Lots 4,5 and 6 and Block 8 located in the former Jersey Street allowance and has requested that these easements be shown in future plans. In addition, any financial contributions for the proportionate share towards any external municipal services that have been designed and oversized by others to accommodate the plan will be required from the subject development.

Staff has no objection to the proposed draft plan of subdivision provided that municipal services (road, watermain, sanitary and storm sewers) are extended north to service the 6 proposed lots and subject to the conditions of draft approval provided in Attachment#1

Parkland Dedication

The Subdivision Agreement will contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in the approved Cash-In-Lieu of Parkland Policy.

Region of York

The Regional of York has no objection to the draft approval of the proposed plan of subdivision, provided water and sewer capacity has been allocated, and subject to the conditions of draft approval provided in Attachment #1.

It should be noted that City Staff has deleted the Region of York's conditions of approval requiring a pedestrian connection from Sydel Crescent to Regional Road 7. The commercial development to the north was approved by the City and Region of York without provision for a pedestrian connection. The location proposed by the Region for the pedestrian connection leads into a loading area located at the rear of a commercial building, thereby creating concerns with respect to safety and defensible space. A safe pedestrian connection from the residential area to Regional Road 7 can be designed and provided when the vacant lands to the immediate west are developed. The Region of York has subsequently indicated that it has no objection to the deletion of the conditions respecting the pedestrian connection.

School Boards

The School Boards have not forwarded comments or conditions respecting the proposed draft plan of subdivision. However, given the proposed plan is for 6 lots, the impact on the school enrollment would be negligible.

Canada Post

Canada Post has no objections or conditions of approval respecting the proposed draft plan of subdivision as the subject lands are in an established door-to-door mail delivery area and will continue to receive mail in the same manner, provided the developer/builder/owner ensures that each unit provides a mailbox and is identified with a street number.

Toronto and Region Conservation Authority (TRCA)

TRCA Staff has reviewed the proposed residential development and has indicated that the subject property is located adjacent to the Authority's Fill Regulated Area and valley corridor of the Humber River, and therefore, a Permit under Ontario Regulation 158 will be required prior to any site works taking place.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed applications to amend the Zoning By-law and for a Draft Plan of Subdivision to facilitate the creation of 6 residential lots, in the context of the Official Plan, By-law 1-88, and the existing neighbourhood. Staff is satisfied that the proposed rezoning, from R1 Residential Zone to R2 Residential Zone, conforms to the policies in the Official Plan, is compatible with existing and proposed uses and zoning on the surrounding lands, and that the northerly extension of Sydel Crescent is appropriate to facilitate the proposed draft plan of subdivision.

For these reasons, Staff can recommend the approval of the zoning amendment and draft plan of subdivision applications. The conditions of approval are provided on Attachment #1. Should the Committee concur, the recommendations in this report can be adopted.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-04V11

Report prepared by:

Eugene Fera, Planner, ext. 8064
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

**DRAFT PLAN OF SUBDIVISION 19T-04V11
PIAZZA CAPRI INC.
PART OF LOT 7, CONCESSION 7, 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-04V11, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc. Drawing #05:2, and revised dated January 11, 2005.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of The Planning Act. The zoning category to be applied is as follows:
 - a) Lots 1 to 6 inclusive, and Blocks 7 and 8 shall be zoned R2 Residential Zone;
 - b) The following exceptions shall be provided in the implementing zoning by-law:
 - a minimum setback of 6m from a garage to a streetline;
 - a minimum lot frontage and lot area of 13.35m and 397m², respectively;
 - a maximum lot coverage of 50%;
 - a minimum interior side yard of 1.2m;
 - a maximum building height of 11m;
 - Block 8 shall have no lot frontage, and a clause shall be included in the zoning by-law and subdivision agreement requiring that it be developed with the lands to the west; and
 - any required exceptions to implement the approved draft plan of subdivision.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 21-2005.
4. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. Prior to final approval, easements required for utility, drainage and/or construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
6. The road allowances within this draft plan of subdivision shall be named to the satisfaction of the City, in consultation with the Regional Planning and Development Services Department.

Proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings. Should any portion of Sydel Crescent be required to be renamed, the Owner shall agree to pay for all costs required to change the street name, to the satisfaction of the City.

7. The road allowances within the Plan shall be designed in accordance with the City's engineering standards for road and intersection design, temporary turning circles, daylighting triangles and 0.3m reserves and shall be dedicated as public highways without monetary consideration and to the City free of all charge and encumbrances. The pattern of streets and layout of lots and blocks shall be designed to correspond and coincide with the development pattern and layout on adjacent and abutting properties and developments.
8. The Owner shall agree in the subdivision agreement that the construction access shall be provided only in a location approved by the City.
9. 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 of such report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
10. 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.
11. 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:
 - a) A detailed engineering report(s) that describes the storm drainage system for the proposed development within this draft plan, which report 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, how external flows will be accommodated, and the design capacity of the receiving system;
 - ii) the location and description of all outlets and other facilities;
 - iii) stormwater management techniques which may be required to control minor and major flows; and
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

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

12. Prior to final approval, the Owner shall pay its proportionate share of the cost for any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.

13. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc. (former Hydro Vaughan Distribution Inc.), its successors and assigns, 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 PowerStream Inc. 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 PowerStream Inc. (former Hydro Vaughan Distribution Inc.) and the City.
14. 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.
15. Prior to final approval, the Owner shall submit a tree preservation study/assessment, to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation. The Owner shall not remove any trees, without written approval by the City
16. Prior to final approval, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the Lot and Block areas, Lot Frontages and Lot Depths in accordance with the approved Zoning By-law for all Lots and Blocks within the Plan.
17. Notwithstanding the provisions of Subsection 5.1 of the subdivision Agreement, the City may issue model home building permits provided that the land is zoned to the satisfaction of the City and the conditions of Subdivision Agreement are fulfilled.
18. Prior to the issuance of a building permit for any lot, the Owner's consulting engineer shall certify, to the satisfaction of the Engineering Department and the Building Standards Department that lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot, conforms in terms of location and geometry (ie. width etc.) with the approved, or the amended and subsequently approved, Construction Drawings.
19. The dwelling units on Lots 1 to 3 inclusive and Lot 6 on the Plan shall be designed and constructed with a forced air heating system which includes central air conditioning. The air cooled condenser unit shall have a maximum ARI rating of 7.6bels, or shall emit noise not exceeding 61dBA at a distance of 4.57 metres or at the nearest point on the closest property line, whichever distance is greater. No building permit shall be issued for a unit on any of the said lots unless the building plans include central air conditioning.
20. That the following warning clauses that Council approved on September 29, 1997, with respect to "Tree Fees" shall be included in the subdivision agreement as follows:
 - "Purchasers and/or tenants are advised that the City has not imposed a "Tree Fee", or any other fee which may be charged as a condition of purchase, for the planting of trees.

Any "Tree Fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."

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

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

- "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement."
- "The City has taken a Letter of Credit from the Owner for security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is not a requirement of this subdivision agreement."

22. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 1 to 3 inclusive, and Lot 6 on the Plan:

- "Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment and in compliance with the City's Noise Policy"

23. Prior to the transfer of Lots 1 to 3 inclusive, and Lot 6 on the Plan, the Owner shall construct a maintenance free acoustic barrier that abutting a commercial block as shown on the construction drawings; or as amended and approved on the construction drawings to the satisfaction of the Engineering Department. The Owner's consulting engineer shall certify to the Building Standards Department that the above-noted fences are constructed in accordance with this requirement, all to the satisfaction of the Engineering Department.

24. The Owner shall agree in the subdivision agreement to erect a permanent 1.8m acoustic fence barrier or approved equal along the limits of the residential lots that abut the existing or proposed commercial blocks.

25. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lots 4, 5 and 6 on the Plan:

- "Purchasers and/or tenants are advised that the lot is subject to an easement at the rear of the lot in favour of the City for municipal services."

- "Purchasers and/or tenants are advised that the lot abuts a vacant parcel of land which is not owned or maintained by the City of Vaughan."
26. The Owner shall agree that if Block 8 of the proposed draft plan of subdivision left vacant for (6) months following completion of the overall grading of Lots 1 to 6 inclusive, shall be top soiled to a minimum depth of 100mm, seeded, fenced and signed to prohibit dumping, at the Owners expense and maintained by the Owner to the satisfaction of the City.
27. The Owner shall agree that Block 8 within the Plan shall only be developed in conjunction with abutting part Blocks of the adjacent lands (draft plan of subdivision) to the west.
28. The Owner shall confirm the municipal services (watermain and sanitary sewer) on the easement, and provide a Reference Plan to the satisfaction of the City, prior to the transfer of Lots 4 to 6 inclusive on the Plan.
29. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc;
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
 - the location of parks, open space, stormwater management facilities and trails;
 - the location of institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded residential for singles, semis, multiples, and apartment units;
 - the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development 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.]

30. 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.
31. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.

Region of York Conditions

32. 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.
33. 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.
34. 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.

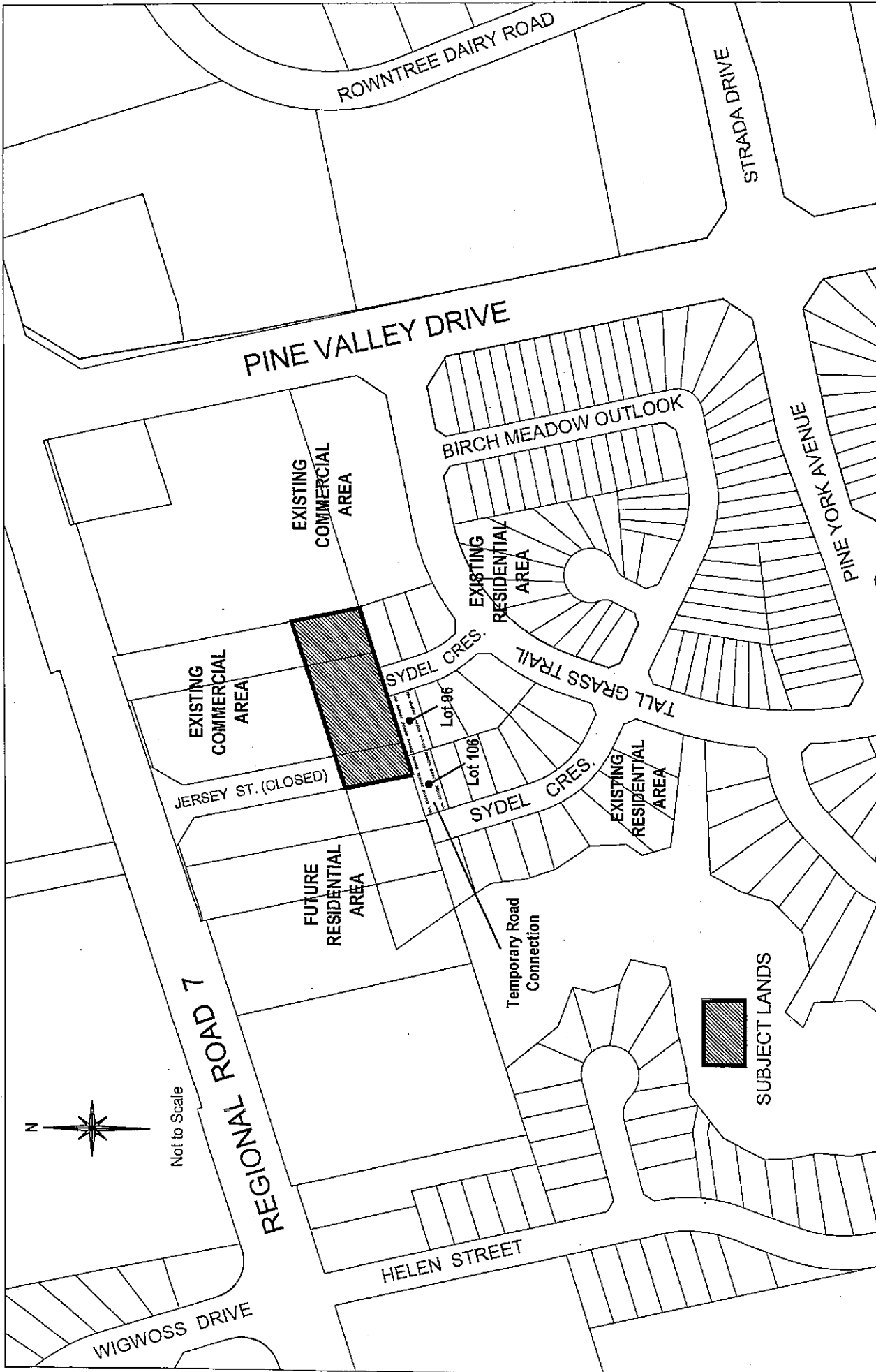
York Region School Boards

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

Other Conditions

36. 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 37 to 39 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
37. The City shall advise that Conditions 1 to 31 inclusive, and 36 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

38. The Regional Municipality of York shall advise that Conditions 32 to 34 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
39. The York Region School Board(s) shall advise that Condition 35 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.



Location Map

Part of Lot 5,
Concession 7
APPLICANT:
PIAZZA CAPRI INC.

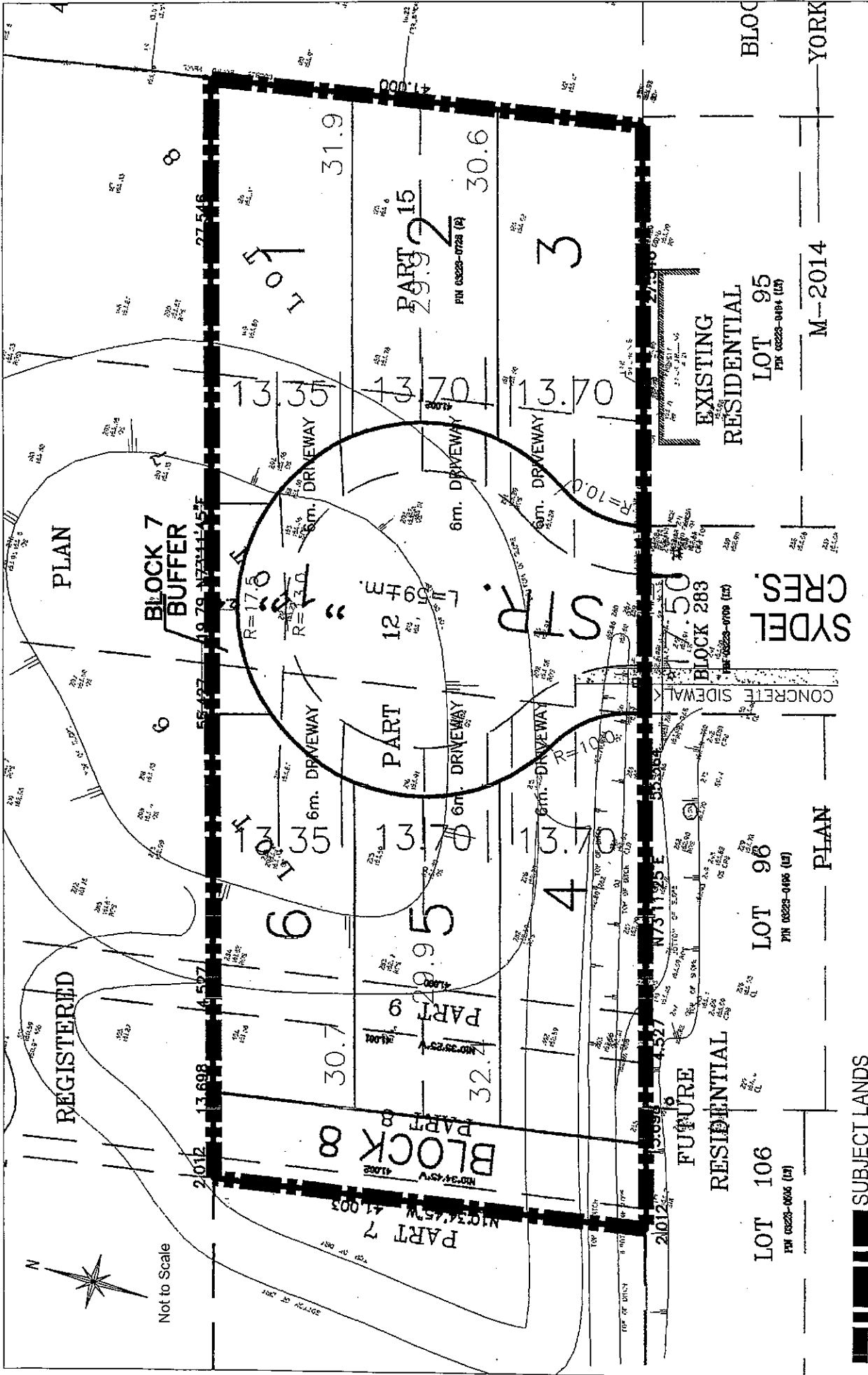
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City of
Vaughan

Development Planning Department

Attachment

2
FILE No.:
19T-04V11
RELATED FILE:
Z.04.047
January 30, 2005



■■■■■ SUBJECT LANDS

Plan of Subdivision

Part of Lot 5,
Concession 7
APPLICANT:
PIAZZA CAPRI INC.



Development Planning Department

Attachment

3

FILE No:
19T-04V11
RELATED FILE:
Z.04.047
January 30, 2005

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