

COMMITTEE OF THE WHOLE SEPTEMBER 18, 2006

**BLOCK PLAN FILE BL.39.96
ZONING BY-LAW AMENDMENT FILE Z.03.102
DRAFT PLAN OF SUBDIVISION FILE 19T-03V24
EURO ESTATES INC.
REPORT #P.2004.38**

Recommendation

The Commissioner of Planning recommends:

1. THAT the Revised Block 39 Block Plan (File BL.39.96), dated, September 5, 2006, as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
2. THAT Zoning By-law Amendment File Z.03.102 (Euro Estates Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
 - a) rezone Lots 1 to 15 inclusive and Lots 37 to 48 inclusive from A Agricultural Zone to RD4(H) Residential Detached Zone Four with the Holding Symbol "H" to facilitate 27 lots with a minimum lot frontage of 9m, a minimum lot area of 243m², and a minimum lot depth of 27m for detached dwelling units;
 - b) rezone Lots 16 to 36 inclusive and Block 51 from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate 21 lots and 1 future lot with a minimum lot frontage of 12m, a minimum lot area of 324m², and a minimum lot depth of 27m for detached dwelling units;
 - c) rezone Block 49 from A Agricultural Zone to C3 Local Commercial Zone for a 0.623ha local commercial site;
 - d) rezone Block 50 from A Agricultural Zone to C4 Neighbourhood Commercial Zone for a 0.470ha site to be developed with the adjacent lands for a future neighbourhood commercial site;
 - e) require that prior to the removal of the "H" Holding Symbol from any Zone for Lots 1 to 48 inclusive and Blocks 50 and 51 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City;
 - f) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for Blocks 50 and 51 with the Holding Symbol "H", where the Holding Symbol "H" can only be lifted when the Block develops with the part blocks on the adjacent lands; and,
 - g) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
3. THAT prior to the enactment of the implementing by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
4. THAT Draft Plan of Subdivision 19T-03V24 (Euro Estates Inc.), as red-lined (September 18, 2006), and shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.

5. THAT for the purposes of notice, the implementing subdivision agreement for Plan of Subdivision 19T-03V24 (Euro Estates Inc.) shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved 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.
6. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted applications to:

1. Amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #3 from A Agricultural Zone to:
 - RD3(H) Residential Detached Zone Three with the Holding Symbol "H" for Lots 16 to 36 inclusive and Block 51 for 22 detached dwelling units;
 - RD4(H) Residential Urban Village Zone Four with the Holding Symbol "H" for Lots 1 to 15 inclusive and Lots 37 to 48 inclusive for 27 detached dwelling units;
 - C3 Local Commercial Zone for Block 49 for a 0.623 ha local commercial site; and,
 - C4 Neighbourhood Commercial Zone for Block 50 for the 0.470 ha site to be developed with the adjacent lands for a future neighbourhood commercial site.
2. Draft Plan of Subdivision approval as shown on Attachment #3 consisting of the following:
 - 48 lots and 1 future residential lot with frontages ranging from 11.0m to 12.85m on an area of 1.946ha for detached dwelling units;
 - 1 local commercial block of 0.623ha; and,
 - 1 future neighbourhood commercial block of 0.047ha.

Background - Analysis and Options

The 4.084 ha subject lands, shown on Attachment #2 are located on the south side of Major Mackenzie Drive between Pine Valley Drive and Weston Road, in Part of Lot 20, Concession 6, City of Vaughan. The site is relatively flat with no significant vegetation.

The subject lands are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay designation, and are within the "Passer Waste Assessment

Area" by OPA #600. The subject lands are zoned A Agricultural Zone by By-law 1-88, as amended. The surrounding land uses are:

- North - Major Mackenzie Drive; agricultural (A Agricultural Zone), vacant (RR Rural Residential Zone)
- South - stormpond (OS1 Open Space Conservation Zone), residential (RV3 Zone)
- West - Plan of Subdivision 19T-97V23 (A Agricultural Zone)
- East - Plan of Subdivision 19T-03V03 (A Agricultural Zone)

Public Hearing

On January 23, 2004, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Vellore Village and Millwood Woodend Ratepayers' Associations. No written comments have been received to date.

The recommendation of the Committee of the Whole to receive the Public Hearing report on February 16, 2004, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 23, 2004.

Block 39 Block Plan

a) Background

On May 6, 1998, the Ontario Municipal Board approved the Block 39 Block Plan, which was considered by Council on October 20, 1997. The Block 39 Block Plan did not include the lands located at the northwest quadrant of the block. Council, at its October 20, 1997 meeting, directed that any outstanding block plan issues be addressed through the subdivision process.

On June 15, 2006, a revised block plan and supporting documentation were submitted to address issues such as stormwater management, traffic and school/park campus location. Supporting documentation, which included updated Master Environmental Service Plan (MESP), Woodlot Assessment, Landscape Master Plan and Transportation Management Plan, were submitted and reviewed by City and Toronto and Region Conservation Authority.

A further revised Block Plan (September 6, 2006) as shown on Attachment #4, resulted in modifications to the lotting and road layouts, stormwater management facilities and woodlots/buffers configurations in order to provide for increased lot depths, and greenway and pedestrian access to the Kortright, and school/park campus in the northwest portion of the block. Revisions made to the lotting pattern resulted in increased lot depths of 23.5m for wide-shallow lots to 30m for conventional lots for detached units and 29m for street townhouse lots.

The Development and Policy Planning Departments have reviewed the proposed changes and are supportive of the revised Block Plan with the incorporation of minor adjustments through the subdivision process, subject to a condition of approval in Attachment #1. A recommendation has been included in this report to approve the updated Block Plan.

b) Block 39 Densities

The proposed unit types and densities for each of the designations within the revised portion of the Block Plan conform to the Official Plan. The Official Plan states that within the low density residential areas the maximum permitted net density on any one site shall be 22 units per ha. The maximum average net density taken across the low density areas is 13.42 units per ha, which does not exceed the indicated maximum range for low density residential areas of between 16 to 18 units per ha.

Within the medium density residential areas, the Official Plan states that the minimum net residential density on any one site shall be 17 units per ha, and the maximum net residential density shall be 40 units per ha. The average net density in the proposed medium density areas of the revised Block Plan is 29.55 units per ha, which is also in conformity with the range of 25 to 35 units per ha provided by the Official Plan.

Official Plan

a) Land Use Designation

The subject lands as shown on Attachment #5 are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay designation, and are within the "Passer Waste Assessment Area" by OPA #600. The medium density residential designation permits detached and semi-detached dwelling units, schools, parks and commercial uses on the subject lands. The neighbourhood commercial designation permits a food store, drug store, pharmacy, bank and financial institution, business and professional office, retail store, restaurant and service station uses. The uses proposed in the plan conform to the Official Plan.

b) Residential

OPA #600 permits in the "Medium Density Residential/Commercial" designation a net residential density of between a minimum of 17 units per ha to a maximum of 40 units per ha on one site, and within a block plan area a maximum average net density of between a minimum of 25 units per ha to a maximum of 40 units per ha. The density calculation includes the lands for local and primary roads, and residential units. The proposed plan of subdivision yields a residential density of 20.17 units per ha. The maximum average net density taken across revised block plan is 29.55 units per ha which does not exceed the indicated maximum range for medium density residential areas. The proposed plan of subdivision conforms to the density requirements of the Official Plan.

c) Commercial

The "Neighbourhood Commercial" designation permits a range of commercial uses and are generally planned to provide approximately 5,000m² to 15,000m² of gross leasable area to a maximum of 20,000m² of gross leasable area. The proposed commercial site at 0.623ha will function as a local commercial site due to its size, and thereby provide only some of the allowable uses.

Zoning

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. To facilitate the proposed plan of subdivision, as shown on Attachment #3, a by-law amendment is required to rezone the lands from A Agricultural Zone to the following residential zones in accordance with the standards of Schedule "A3", and commercial zones in accordance with the standards of Schedule "A1" in By-law 1-88, as follows:

a) Residential Lands

- i) Lots 16 to 36 inclusive and Block 51 - Residential Detached Zone Three with the Holding Symbol "H" to facilitate the development of 22 detached dwelling units; and,
- ii) Lots 1 to 15 inclusive and Lots 37 to 48 inclusive - RD4(H) Residential Urban Village Zone Four with the Holding Symbol "H" to facilitate the development of 27 detached dwelling units.

The proposed plan will be developed in accordance with the newer standards contained in Schedule "A3" in By-law 1-88, rather than the previous standards in Schedule "A1" that were applied to the existing residential areas in Block 39.

The RD3 Residential Detached Zone Three in Schedule "A3" which typically implements detached dwellings will be used to facilitate the proposed detached dwelling with the following standards:

- Minimum Lot Frontage 12m
- Minimum Lot Area 324m²

The RD4 Residential Detached Zone Four in Schedule "A3" which typically implements detached dwellings will be used to facilitate the proposed detached dwelling with the following standards:

- Minimum Lot Frontage 9m
- Minimum Lot Area 243m²

RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four in Schedule "A3" with respect to yards, lot depths and heights will be used to facilitate the proposed detached and semi-detached dwelling units with the following standards:

- Minimum Front Yard 4.5m
- Minimum Rear Yard 7.5m
- Minimum Interior Side Yard 1.2m
- Minimum Exterior Side Yard 4.5m
- Minimum Lot Depth 27m
- Maximum Building Height 11m
- Minimum Number of Parking 3 spaces

Lots 1 to 48 inclusive and Blocks 50 and 51 inclusive will be zoned with the addition of the Holding Symbol "H". Prior to the removal of the Holding Symbol "H" from any Zone, the water supply and sewage servicing capacity shall be identified and allocated by the City. Blocks 50 and 51 inclusive will also be zoned with the addition of the Holding Symbol "H", which will only be lifted when these Blocks develop with the part blocks on the adjacent lands.

b) Commercial Lands

The draft plan, as shown on Attachment #3, provides for commercial uses which will be zoned as follows:

- i) Block 49 - C3 Local Commercial Zone to facilitate a 0.623ha local commercial site; and,
- ii) Block 50 - C4(H) Neighbourhood Commercial Zone with the addition of the Holding Symbol "H" to facilitate the development of the 0.470ha site together with the adjacent lands for a future neighbourhood commercial site.

Subdivision Design

The 4.084ha draft plan of subdivision shown on Attachment #3 is comprised of the following:

- 48 lots and 1 future residential lot with frontages ranging from 11.0m to 12.85m on an area of 1.946ha for detached dwelling units;

- 1 local commercial block of 0.623ha; and,
- 1 future neighbourhood commercial block of 0.047ha.

The draft plan includes a north-south traversing 26m wide primary road that forms part of the extension of Vellore Avenue, which intersects with Major Mackenzie Drive. The draft plan will be redlined revised, as shown on Attachment #3, to shift the proposed street extension of Vellore Avenue 11 m to the west in order to align with the proposed primary road in the Block 40 Planning Area, on the north side of Major Mackenzie Drive.

The development details for the draft plan of subdivision are as follows:

48 Detached Units	1.917ha
Block 51 (Future Detached Units)	0.029ha
Block 49 (Commercial)	0.623ha
Block 50 (Future Commercial)	0.047ha
Block 53 (Buffer)	0.031ha
Block 52 (Road Widening)	0.140ha
0.3 M Reserves	0.012ha
Streets	1.285ha
<u>Total Draft Plan Area</u>	<u>4.084ha</u>

All development within the Block 39 Planning Area is subject to architectural approval. Prior to final approval, the Owner is required to submit architectural guidelines, which along with the control architect, are to be approved by Council. A condition respecting this has been included in Attachment #1.

Prior to final approval, the Owner is required to submit a revised streetscape and open space landscape master plan in accordance with the approved Block 39 Design Guidelines and OPA #600 policies to address the streetscape element, community edge treatment along Pine Valley Drive, and tableland woodlot edge management rehabilitation treatment.

The Development Planning Department is satisfied with the proposed subdivision design subject to the comments in this report, and the conditions of approval in Attachment #1.

ENERGY STAR Homes

The Development Planning Department, together with the Toronto and Region Conservation Authority (TRCA), Powerstream, and Canada Mortgage and Housing Corporation (CMHC) have been working together to develop a pilot "sustainable community" project within the portion of Block 39 adjacent to the Kortright Centre for Conservation. The purpose of the sustainable community pilot project is to mirror some of the work being undertaken by the TRCA at the Kortright Centre which is being transformed into the TRCA's new "Living City Campus". Part of the vision for this campus includes demonstrating sustainable forms of development, with the design and construction of two "Archetype" homes, which will be used as demonstration and learning tools for sustainable technologies. The Archetype homes constructed on the Kortright Centre site will be developed to LEED Gold and ENERGY STAR standards. The Block 39 community provides an excellent opportunity to integrate the work at the Kortright Centre with real examples of how more sustainable forms of residential development can occur within the suburban context due to its proximity to the Kortright Centre.

The remaining eight developers within the north-west portion of the Block 39 Plan have voluntarily agreed to design and build all the homes within their respective subdivisions to ENERGY STAR standards. ENERGY STAR homes are built in compliance with energy efficiency standards developed and administered by Natural Resources Canada which make the homes 40% more efficient than those built to current minimum Ontario Building Code Standards. This is the first

ENERGY STAR community in Vaughan, and the largest ENERGY STAR community in York Region. In addition to the ENERGY STAR certification of the homes, a number of other alternative subdivision design standards addressing sustainability have been discussed and will continue to be explored through the implementation process.

A condition of draft approval is included in Attachment #1 to address the design, inspection and certification of the homes within this plan of subdivision to ensure that the ENERGY STAR requirements are addressed.

City Engineering Department

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

a) Environmental Site Assessment (ESA)

The subject lands are subject to the Waste Disposal Assessment Area (Passer Estate) policies of OPA #600. The City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to any zoning being enacted to implement the plan or final approval of any portion of the plan. The Phase 1 Environmental Site Assessment is required. Conditions of draft approval have been included in this report to address these requirements.

b) Engineering Services

The Engineering Department requires that the outstanding issues respecting the Master Environmental Service Plan (MESP) and the coordination of infrastructure between adjacent lands be addressed. The draft plan will be zoned with the addition of the Holding Symbol "H" and that prior to the removal of the Holding Symbol "H" from Lots 1 to 48 inclusive and Blocks 50 and 51 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City. Conditions of draft approval with respect to the Engineering Department's requirements have been included in Attachment #1.

c) Transportation

The Engineering Department requires revisions to the Transportation Management Plan which is to be submitted for review. Conditions of draft approval with respect to the Engineering Department's requirements have been included in Attachment #1.

Parkland/Cash-in-Lieu

The parkland dedication for the draft plan of subdivision shall be dedicated and/or cash-in-lieu of the dedication of parkland paid, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The subject lands do not include any parkland. The Parks Department has no objections to the approval of the draft plan, subject to the conditions of approval in Attachment #1.

Archaeological Assessment

The Cultural Services Department requires that prior to final approval of the subdivision or prior to the initiation of any grading, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, for approval by the City and Ministry. A condition of draft approval has been included in this respect.

The Region of York

The Region of York has no objection to the approval of the proposed plan, subject to water supply and sewage servicing capacity being identified and allocated, and the Owner satisfying the Region's conditions in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal, including the Master Environmental Servicing Plan (MESP). The TRCA requires the addendums/revisions to the MESP to address some outstanding issues respecting the appropriate buffers for the woodlots and valleylands, including the 10m buffer for residential lots abutting the valleylands, stormwater management including pre-development and post-development flows, stormwater assumptions respecting external developments and stormwater pond configuration and design. The TRCA has no objections to the approval of the draft plan, subject to the conditions of approval in Attachment #1.

Agency Comments

Canada Post, Power Stream and the School Boards have advised that they have no objections to the draft plan of subdivision, subject to the conditions of approval as set out in Attachment #1.

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

The Development Planning Department has reviewed the proposed applications to amend the Zoning By-law and for approval of Draft Plan of Subdivision File 19T-03V34 (Euro Estates Inc.) in accordance with the applicable policies of the Official Plan and the requirements of the Zoning By-law, the Block 39 Block Plan, and the area context. The proposed draft plan of subdivision consisting of 49 residential units and commercial sites on approximately 4.084ha, as red-lined and shown on Attachment #3 is an appropriate form of development for the subject lands and conforms to the policies of OPA #600. Furthermore, the proposed plan is consistent with the overall pattern of development in the Block 39 Planning Area.

The Development Planning Department can support the approval of the Zoning By-law Amendment Application and the proposed draft plan of subdivision as red-lined, subject to the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-03V24– As red-lined by City of Vaughan, Sept. 18, 2006
4. Block 39 Block Plan
5. OPA #600 – Veilore Urban Village 1 Land Use Schedule

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-03V24
EURO ESATES INC.
PART OF LOT 20, CONCESSION 6, 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-03V24, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Condeland Engineering Ltd., dated June 5, 2003, as red-lined by the City of Vaughan, dated September 18, 2006.
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 and that prior to the enactment of the implementing by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment. The zoning categories to be applied are as follows:
 - a) rezone Lots 16 to 36 inclusive and Block 51 from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol "H" to facilitate the development of 22 lots for detached dwelling units;
 - b) rezone Lots 1 to 15 inclusive and Lots 37 to 48 inclusive from A Agricultural Zone to RD4(H) Residential Urban Village Zone Four with the addition of the Holding Symbol "H" to facilitate the development of 27 lots for detached dwelling units;
 - c) rezone Block 49 from A Agricultural Zone to C3 Local Commercial Zone to facilitate the development of a 0.623ha local commercial site;
 - d) rezone Block 50 from A Agricultural Zone to C4 Neighbourhood Commercial Zone to facilitate the development of the 0.470ha site together with the adjacent lands for a future neighbourhood commercial site;
 - d) require that prior to the removal of the Holding Symbol "H" from any Zone for Lots 1 to 48 inclusive and Blocks 50 and 51 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City;
 - e) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for the Blocks 50 and 51 with the Holding Symbol "H", where the Holding Symbol "H" can only be lifted when these Blocks develop with the Blocks on the adjacent lands; and,
 - f) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
3. Lots 1 to 48 inclusive and Blocks 49 to 51 inclusive are subject to a separate agreement restricting the sale of said lots and/or blocks by the Owner or subsequent purchasers of all the lots and/or blocks pending allocation of servicing capacity by the City.

4. The Owner shall agree to the ENERGY STAR[®] conditions as follows:
 - a) The Owner agrees that all residential units within this Draft Plan shall be built to ENERGY STAR[®] for New Homes Technical Specifications (Version 2.0) standards, and agrees to comply with the ENERGY STAR[®] for New Homes Administrative Procedures (September 2006) process requirements for design, inspection and certification.
 - b) Prior to final approval, the Owner shall have prepared, by a Certified Energy Evaluator, an ENERGY STAR[®] for New Homes "Building Option Package" or develop a custom package using EnerGuide for New Houses (EGNH) software with respect to housing design and construction techniques and implementation methods to ensure that all the residential units within the draft plan are ENERGY STAR[®] qualified. Such package shall be prepared at the Owner's expense and submitted to the Chief Building Official for information.
 - c) Prior to the issuance of a building permit, the developer and/or builder and/or applicant for the building permit is to provide the Chief Building Official with verification that the proposed homes have been enrolled with EnerQuality Corporation in the ENERGY STAR[®] for New Homes program, including signing an ENERGY STAR[®] Participant Administrative Agreement for Builders of ENERGY STAR[®] Qualified New Houses.
 - d) Prior to the issuance of an occupancy permit (provisional occupancy certificate), the Owner shall provide testing verification to the City that all homes have been ENERGY STAR[®] qualified at the completion of construction. ENERGY STAR[®] labeling shall be affixed to the home.
5. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 89-2006.
6. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan for Planning Block 39 and all associated reports, if required, to reflect any significant alterations caused from this draft plan approval to the satisfaction of the City.
7. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
8. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
9. The road allowances within this Plan 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.
10. The road allowances included in the Plan shall be designed in accordance with City standards for road and intersection design, temporary turning circles, daylighting triangles and 0.3m reserves. The pattern of streets, and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
11. The Owner agrees that all part blocks within the Plan shall only be developed in conjunction with abutting part blocks of adjacent draft plans.

12. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
13. The Owner shall agree in the subdivision agreement that the final engineering design(s) may result in minor variations to the Plan (e.g., 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.
14. The Owner shall agree in a subdivision agreement that the location and design of the construction access shall be approved by the City and the Region of York. Direct access to Pine Valley Drive shall not be permitted.
15. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
16. 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.
17. Prior to final approval, the Owner shall submit an updated Master Environmental Service Plan (MESP) and Transportation Management Plan and any other required study and/or documentation for review and approval, and shall implement the findings to the satisfaction of the City.
18. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City. 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. Prior to the initiation of grading, and prior to registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for approval the following:
 - a) a detailed engineering report that describes the storm drainage system for the proposed development within this draft plan of subdivision, which report shall include:
 - i) the manner in which stormwater will be conveyed from the site, including how this subdivision will be tied into existing development and how it conforms with the approved Block 39 MESP;
 - ii) plans illustrating how this drainage system will tie into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - iii) the location and description of all outlets and other facilities;
 - iv) stormwater management techniques which may be required to control minor and major flows; and,
 - v) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

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

20. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued for any lot or block, until the City is satisfied that adequate road access, municipal water supply, sanitary sewer and storm drainage, recycling pickup, garbage pickup, snow removal, fire service and emergency service inclusive, is provided for the proposed development to the satisfaction of the City.
21. Prior to final approval of the Plan, the Owner shall pay its 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 development of the Plan.
22. Prior to final approval of the Plan, 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.
23. Prior to final approval of the Plan, 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, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
24. Notwithstanding the provisions (Subsection 5.1) generally included within 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 relevant conditions (Subsection 5.18) of the subdivision agreement are fulfilled.
25. Prior to the issuance of a building permit for any lot or block, the Owner's consulting engineering shall certify, to the satisfaction of the Engineering Department and the Building Standards Department that the 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 or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
26. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
 - the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
 - the location of parks, open space, stormwater management facilities and trails;
 - the location of institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded residential for singles, semis, multiples, and apartment units; and,
 - 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) 832-8585."

"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."

"All the residential units within this plan will be built to ENERGY STAR® standards, and shall be ENERGY STAR® qualified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification for the ENERGY STAR® program are the responsibility of the developer and/or builder."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

27. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunications provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
28. No building permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of this agreement.
29. 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 any parkland, greenway or walkway blocks 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.
30. 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.
31. 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.
32. The Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment report(s).
33. 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.
34. Prior to final approval, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.

35. Prior to final approval of the Plan, the lots and/or blocks, if any, to be serviced by improvements beyond the interim allocation capacity shall be placed in a Holding Zone and identified as such on the Plan.
36. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the subdivision agreement have been included in the offers of purchase and sale or lease for such lot or block.
37. Prior to final approval of the Plan, the City and Region of York Transportation and Works Department Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development.
38. Prior to final approval of the Plan, the Owner shall provide a revised Water Supply Analysis for review and approval by the City.
39. Prior to final approval of the Plan, or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrological impact study that identifies, if 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.
40. a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with other participating landowners within Block 39 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 39. This agreement shall include a provision for additional developers to participate in 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 39 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 39 Developers' Group Agreement.
41. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an Erosion and Sedimentation Control Plan including 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 walkway blocks.
42. Prior to final approval of the plan, the Owner shall confirm that the necessary provisions of the Environmental Assessment Act and the Municipal Class Environmental Assessment for Municipal Roads, Water and Wastewater Projects as they may apply to the proposed primary roads and related infrastructure matters, have been met.
43. The Owner shall agree that if there is any phasing in the Plan, all disturbed lands within phases other than the first phase of the subject Plan left vacant (6) months following completion of overall grading shall be topsoiled to a minimum depth of 100 mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.

44. 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.
45. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features or fencing shall not be the responsibility of the City or the Region of York and shall be maintained by the Owner until assumption of the services in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.
46. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc. (formerly 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. and the City.
47. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:
- a) within the entire Subdivision Plan:
- "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
 - "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, internal streets may be subject to public transit bus traffic."
 - "Purchasers and/or tenants are advised that the primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
 - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting conceptual locations for boulevard trees 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 the boulevard tree without further notice."

- “Purchasers and/or tenants are advised that the City has not imposed a “tree fee”, or any other fee, which may be charged as a condition of purchase, for the planting of trees. Any “tree fee” paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling.”
- “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants.”
- “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:
 - a) The maximum width of a driveway shall be 6m measured at the street curb, provided circular driveways shall have a maximum combined width of 9m measured at the street curb.
 - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 – 6.99m	3.5m
7.0 – 8.99m	3.75m
9.0 – 11.99m ¹	6.0m
12.0 m and greater ²	9.0m

¹The Lot Frontage for Lots between 9.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

²The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- “Purchasers and/or tenants are advised that proper grading of all lots/blocks 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.”

- "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."
- "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, 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 0.3m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner for 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."

- "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
- "Purchasers and/or tenants are advised that all of the residential units within this Plan will be built to ENERGY STAR[®] standards, and shall be ENERGY STAR[®] qualified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification process for the ENERGY STAR[®] program is the responsibility of the developer and/or builder."
- "Purchasers and/or tenants are advised that all of the residential units within this Plan will be built to ENERGY STAR[®] standards, and shall ENERGY STAR[®] qualified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification process for the ENERGY STAR[®] program is the responsibility of the developer and/or builder."

b) abutting or in proximity of either a primary roadway, collector roadway, arterial roadway or commercial block:

- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, may be of concern and occasionally interfere with some activities of the dwelling occupants."

c) abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:

- "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."

- d) abutting or in proximity of any parkland or walkway:
- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."
48. 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.
49. The Owner shall agree in the subdivision agreement to implement and revise as required the approved Urban Design Guidelines and Landscape Master Plan for the Vellore Village Community.
50. The Owner shall agree in the subdivision agreement that:
- a) All development shall proceed in accordance with the Council approved Architectural Design Guidelines for the Vellore Village Community prepared by Watchhorn Architect Inc., and revised if required.
 - b) All development shall proceed in accordance with the Council approved Vellore Park Architectural Design Guidelines (June 2005) by The Planning Partnership Ltd., with Sterling Finlayson Architects;
 - c) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and,
 - d) 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.
51. The Owner shall agree in the subdivision agreement to erect a permanent fence, in accordance with the findings of a noise study, to the City's satisfaction along the limits of the residential lots that abut Commercial Blocks 49 and 50.
52. The Owner shall agree in the subdivision agreement to pay the City at the time of registration of the plan an additional voluntary 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 the abutting part lot in an adjacent plan to form a building lot, as per Schedule "I" in accordance with the "Voluntary Woodlot Contribution Policy".
53. That prior to final approval of a plan of subdivision, and prior to the initiation of any grading of 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 expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licensed archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
54. Prior to final approval or registration of the development application or plan of subdivision, the Owner by way of development application or subdivision agreement, shall agree that no

development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.

Region of York Conditions

55. Prior to final approval, the Owner may be required to revise the Plan to accommodate any modification that York Region may deem necessary to address their concerns.
56. 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.
57. Prior to registration, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Vaughan for the development proposed within this Plan or any phase thereof. Registration of the Plan shall occur in phases based on the availability of water supply and sewage allocation.
58. 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.
59. Prior to or concurrent with draft approval for lands other than the first phase, the Owner shall enter into an agreement with the Regional Municipality 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.
60. The Owner shall agree that the lands within this Plan 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 Holding Symbol "H" shall be placed on any and all lands in the Plan. The Zoning By-law amendment shall specify the terms under which Council may consider the removal of the Holding Symbol "H" (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.
61. Prior to final approval of the Plan, the Owner shall undertake a Phase I Environmental Site Assessment prepared and signed by a qualified professional, covenant and certify to the Region that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the Region which could interfere with its intended use to the satisfaction of and at no cost to the Region.
62. Prior to final approval, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment to the Region to the satisfaction of and at no cost to the Region.
63. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to be responsible for decommissioning any existing wells on the Plan in accordance with all the applicable Provincial legislation and guidelines to the satisfaction of the City.

64. A Safety Audit for Pine Valley Drive between Rutherford Road and Major Mackenzie Drive, prepared by a qualified professional engineer, shall be submitted. The Safety Audit is to include an analysis of the availability of sight lines and safe stopping distances with recommendations for mitigative measures, if necessary. The Owner shall agree in the subdivision agreement, in wording to the satisfaction of the Region, to implement the recommendations of the Safety Audit as approved by the Region, prior to the issuance of occupancy permit by Vaughan for any building in the Plan.
65. A revised Traffic Impact Assessment shall be submitted to determine site access implications and traffic control devices required on Pine Valley Drive and Major Mackenzie Drive. The Traffic Impact Assessment is to also include a review of the traffic signal warrants and operational analysis at the Pine Valley Drive/Rutherford Road and Pine Valley Drive/Major Mackenzie Drive intersections, turning lane requirements, intersection impacts, future collector road connections including, but not limited to, Vellore Avenue, Davos Road and Maria Antonia Road, and traffic to/from Pine Valley Drive. The Owner shall agree in the subdivision agreement, in wording to the satisfaction of the Region, to implement the recommendations of the Traffic Impact Assessment as approved by the Region, prior to the issuance of occupancy permit by Vaughan for any building in the Plan.
66. Provisions for pedestrian and cycling facilities shall be included in the Plan in order to accommodate alternative modes of travel. The Owner shall agree in the subdivision agreement, in wording to the satisfaction of the Region, to implement the pedestrian and cycling facilities as approved by the Region.
67. The Owner shall submit detailed engineering drawings to the Regional Transportation and Works Department for review and approval, that include the recommendations of the traffic impact study and safety audit, subdivision storm drainage system, erosion and siltation control, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility location plans, traffic control/construction staging plans and landscape plans for verification that The Regional Municipality of York's concerns have been satisfied.
68. Prior to final approval and concurrent with the submission of the servicing application (MOE) to the City, the Owner shall submit detailed engineering drawings to the Regional Transportation and Works Department for review and approval, for any works to be constructed on or adjacent to the Regional road that include plan and profile drawings for the proposed intersections, grading and servicing, any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization, erosion and siltation control and landscape plans as deemed necessary by The Regional Transportation and Works Department.
69. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of The Regional Municipality of York Transportation and Works Department and illustrated on the engineering drawings. No direct access to Major Mackenzie Drive.
70. Any existing driveway(s) along the Regional road frontage not part of the final approved lands of this subdivision must be removed as part of the subdivision work, at no cost to the Region.
71. Prior to final approval, the Owner shall submit landscaping drawings/planting plans to the Region respecting in the Regional Road right-of-way which include all existing woody vegetation, tree protection measures, removal/relocation plans for woody vegetation, planting plan for new/relocated vegetation in accordance with the Regions' Streetscaping Policy, Regional Street Tree Planting List and Maintenance Agreement Policy.
72. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of The Regional Municipality of York 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 Municipality of York's Transportation and Works Department.

73. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, that prior to the release of any security held by York Region for this plan of subdivision, the Owner shall certify that the as-constructed noise attenuation features immediately adjacent to the Regional right-of-way meet the Ministry of Environment guidelines.
74. Where noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to The Regional Municipality of York's Transportation and Works Department, the following:
 - 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 The Regional Municipality of York roads shall be constructed on the private side of the 0.3m reserve and may be a maximum 2.5m in height, subject to the area municipality's concurrence;
 - c) that maintenance of the noise barriers and fences bordering on The Regional Municipality of York right-of-ways shall not be the responsibility of The Regional Municipality of York; and,
 - d) that any landscaping provided on The Regional Municipality of York right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by The Regional Municipality of York Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
75. The following lands shall be conveyed to The Regional Municipality of York, for public highway purposes, free of all costs and encumbrances:
 - a) a widening across the full frontage of the site where it abuts Major Mackenzie Drive of sufficient width to provide a minimum of 18 m from the centreline of construction of Major Mackenzie Drive;
 - b) a 15.0m by 15.0m daylight triangle at the southwest corner of "Vellore Avenue" where it intersects Major Mackenzie Drive; and,
 - c) an additional 2.0m widening, 40m in length, together with a 60.0m taper or part thereof, for the purpose of an eastbound right turn lane at the intersection of Major Mackenzie Drive with "Vellore Avenue".
76. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the planned and possible future introduction of transit service in/around the subject lands, as per above, and that 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, as necessary. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
77. Prior to final approval, the Owner shall demonstrate to the satisfaction of the Regional Transportation and Works Department, that all local underground services will be installed within the area of the development and not within the Regional road allowance. If a buffer or easement is needed to accommodate the local services adjacent to the Regional right of way, then the Owner shall provide a satisfactory buffer or easement to the City, at no cost to the Region.

78. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department that the Owner shall be responsible for determining the location of all utility plants within the Regional right of way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner is responsible for providing for the applicable authorities requirements for utilities and shall be responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
79. Subject to approval by the City of Vaughan and the York Region, the Owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto the planned transit roadways on both sides of the street including "Vellore Avenue". Such sidewalks shall be constructed on both sides of the planned transit roadways unless only one side of the street lies within the limits subject lands, in which case only this side of the street will require the sidewalk.
80. Existing YRT/Viva (core-level) transit services currently operate on the following roadways in the vicinity of the subject lands:
- Major Mackenzie Drive;
 - Weston Road; and,
 - Fossil Hill Road.

Future YRT/Viva transit service is planned to be provided locally on the following roadways* (or sections thereof):

- Vellore Avenue; and,
 - Pine Valley Drive.
81. 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.
82. Further to the designation of the planned transit roadways (above), and subject to approval by York Region Transit, bus passenger standing areas/platforms are to be provided at no cost to the Region, concurrent with construction of necessary sidewalks.
83. The Owner shall convey to The Regional Municipality of York a 0.3m reserve along the entire frontage of the site, adjacent to the Regional road widening and daylighting triangles, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor.
84. 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.
85. 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.
86. 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.

Toronto and Region Conservation Authority Conditions

87. a) Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
- i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - ii) the location and description of all outlets and other facilities;
 - iii) stormwater management techniques, which may be required to control minor and major flows;
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
 - v) overall grading plans for the subject lands; and,
 - vi) stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
- b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
- c) The updated Block 39 Master Environmental and Servicing Plan (MESP) be updated to address outstanding issues and that a consolidated updated Block 39 MESP be submitted incorporating any necessary revisions to the satisfaction of TRCA.
- d) The Draft Plan of Subdivision shall be subject to red-lined revision in order to meet these requirements, if necessary.

Canada Post Conditions

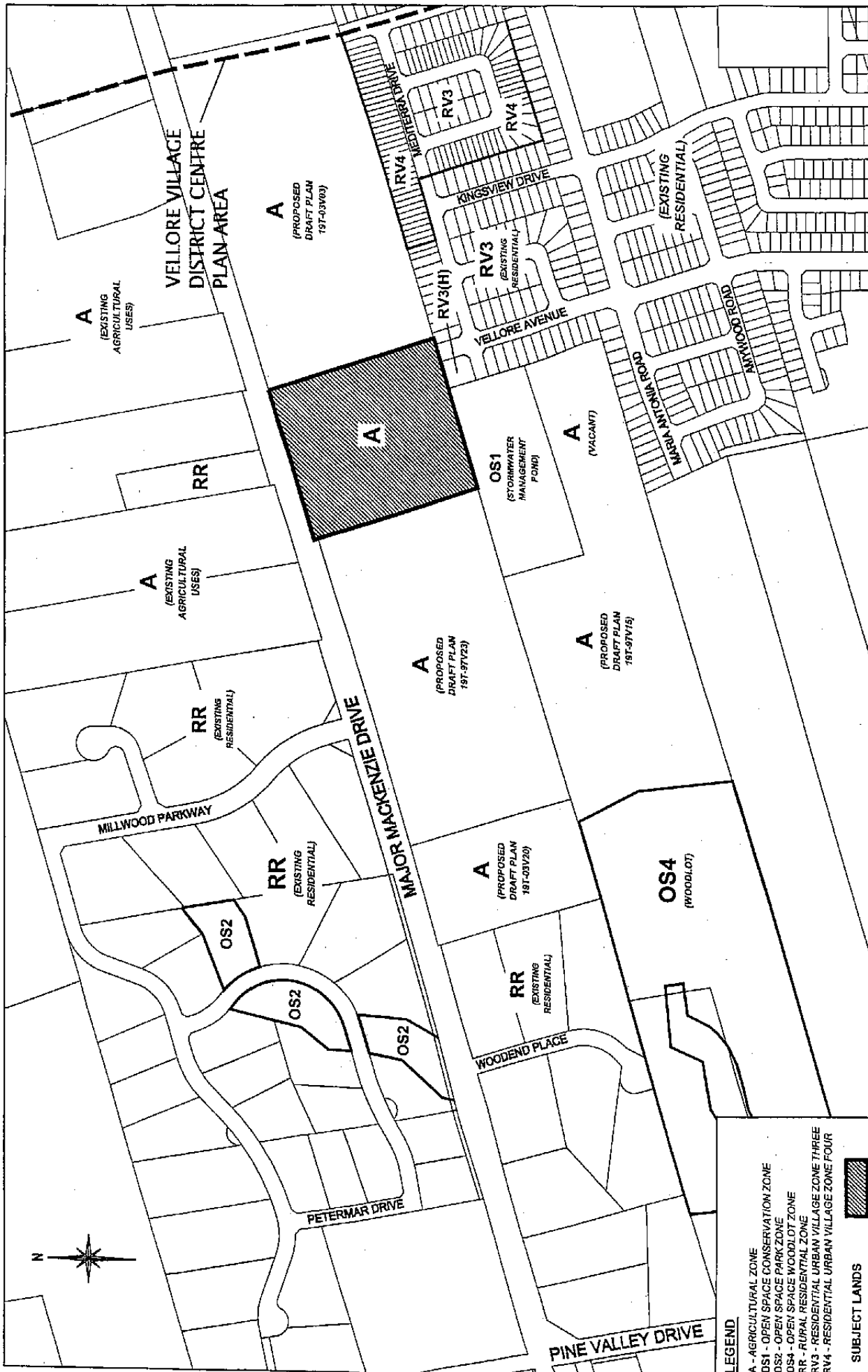
88. The Owner shall agree to:
- a) provide the following for each community mailbox site, as shown on the servicing plans:
 - i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal 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); and,
 - c) provide a copy of the executed subdivision agreement to Canada Post.

York Region School Boards Conditions

89. 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 Boards.

Clearances

90. 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 90 to 94 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
91. The City shall advise that Conditions 1 to 54 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
92. The Region of York shall advise that Conditions 55 to 86 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
93. The Toronto and Region Conservation Authority shall advise that Condition 87 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
94. Canada Post shall advise that Condition 88 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.



- LEGEND**
- A - AGRICULTURAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - OS4 - OPEN SPACE WOODLOT ZONE
 - RR - RURAL RESIDENTIAL ZONE
 - RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
 - RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- SUBJECT LANDS**

Location Map

Part of Lot 20,
Concession 6
APPLICANT:
EURO ESTATES INC.

N:\DT\1 ATTACHMENTS\19\191-03\24-03.102



Development Planning Department

Attachment 2

FILE NO.:
19T-03V24 &
Z.03.102
Not to Scale
September 12, 2006

MAJOR MACKENZIE DRIVE

(RECORD BOOK NO. 23)
FIN. DIST. - 000



RED-LINE REVISED TO
MOVE VELLORE AVENUE
11 METRES WEST

LAND USE SCHEDULE

RESIDENTIAL UNITS: 48.0

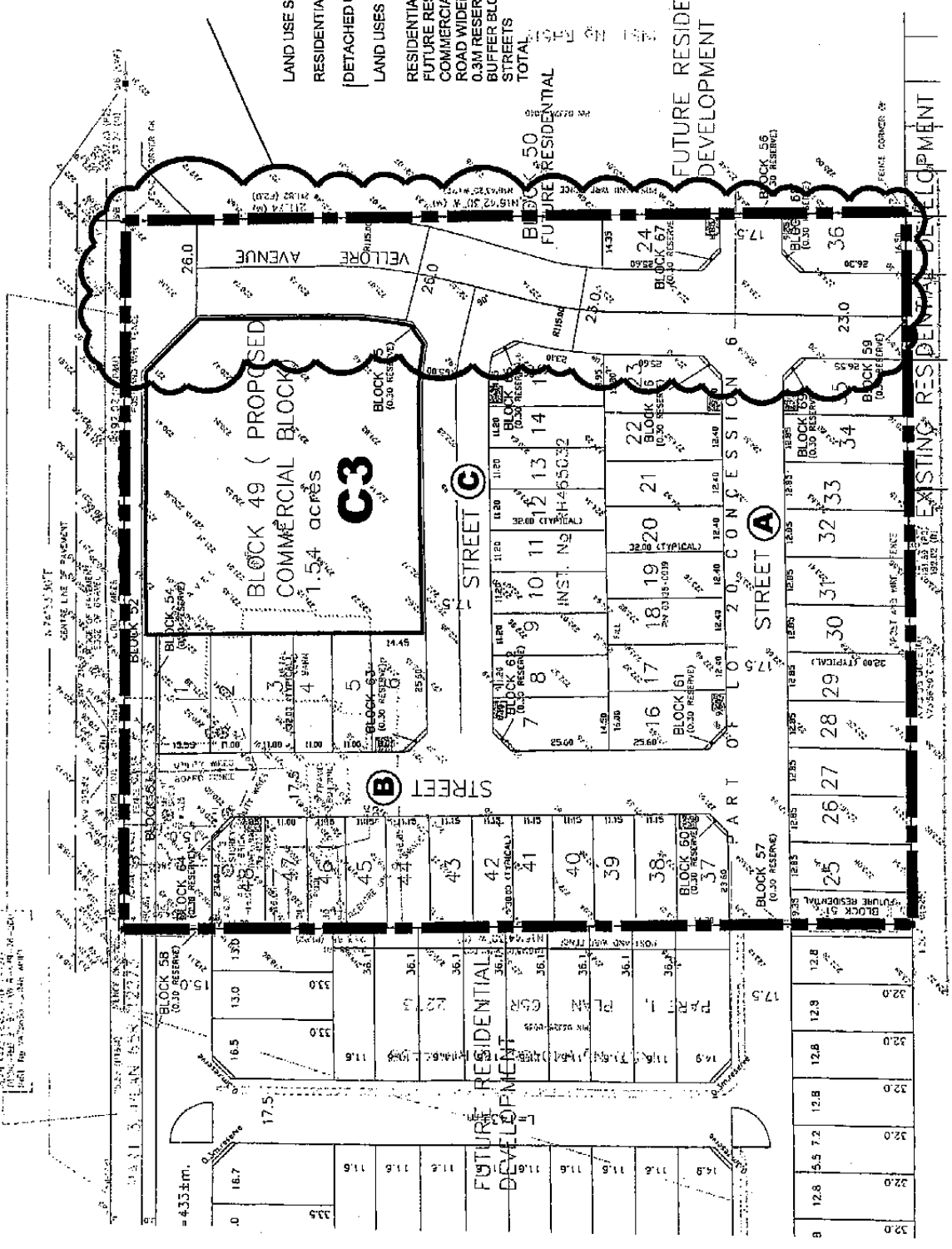
DETACHED UNITS: 48.0

LAND USES AREA:

- 1.9173ha
- 0.0756ha
- 0.6230ha
- 0.1402ha
- 0.0122ha
- 0.0308ha
- 1.2847ha
- 4.0838ha

SUBJECT LANDS

STREETS



Block 49 (Proposed)
COMMERCIAL BLOCK
1.54 acres
C3

Street C

Street A

Street B

Red-Lined Draft Plan of Subdivision 19T-03V24

APPLICANT: EURO ESTATES INC.
Part of Lot 20, Concession 6.



Development Planning Department

Attachment 3

FILE No.: 19T-03V24 & Z.03.102

Not to Scale
September 12, 2006

MAP(A) ATTACHMENTS\19\19-03-24\24.03.102

VELLORE VILLAGE

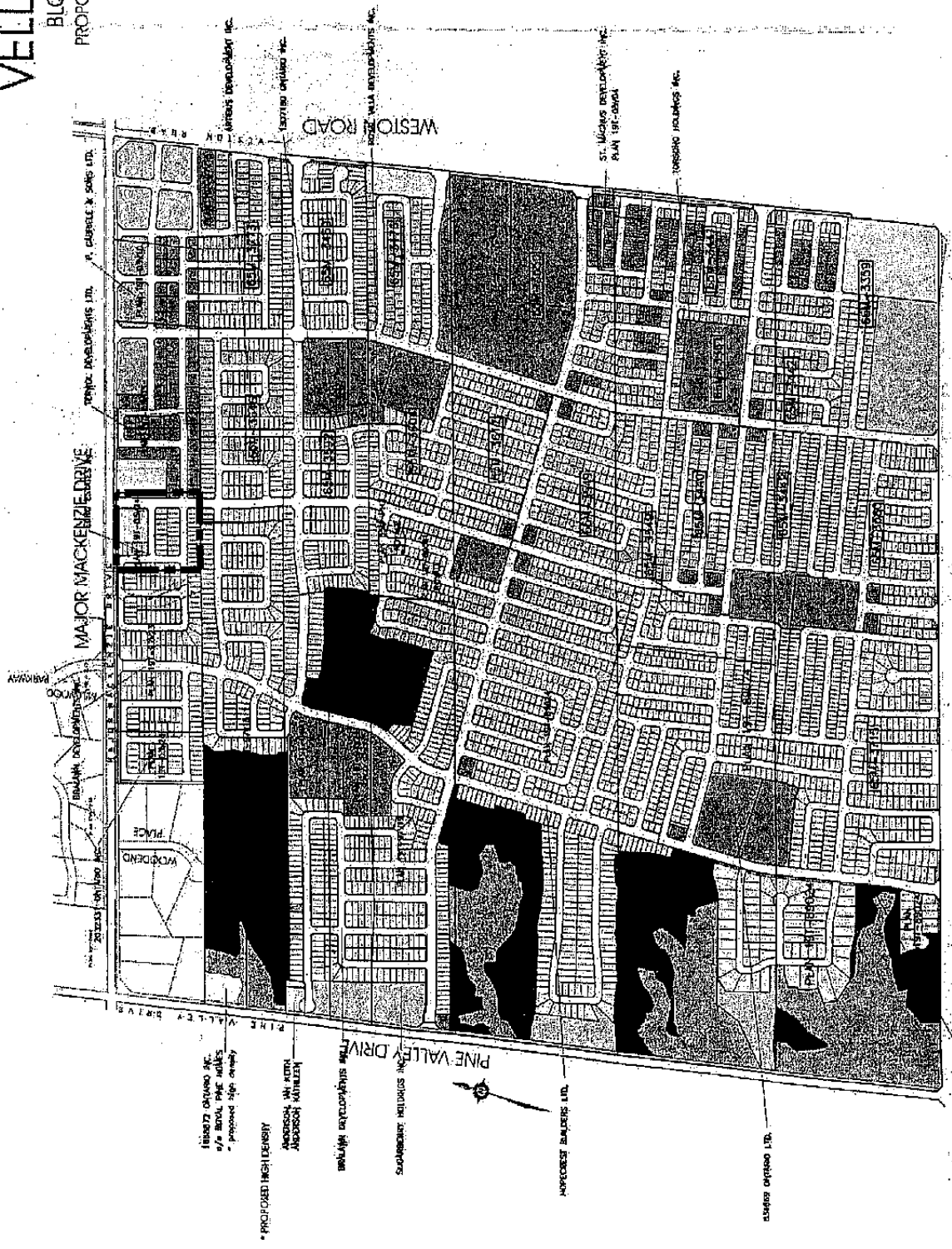
BLOCK PLAN - BLOCK 39

PROPOSED REVISION SEPTEMBER 2006

LEGEND

[Pattern]	SINGLE DETACHED
[Pattern]	SEMI DETACHED
[Pattern]	STREET TOWNHOUSE
[Pattern]	MEDIUM DENSITY
[Pattern]	VELLORE DISTRICT CENTRE
[Pattern]	COMMERCIAL
[Pattern]	SCHOOL & CHURCH
[Pattern]	VALLEY LAND
[Pattern]	S.W.M.
[Pattern]	GREENWAY
[Pattern]	PARK
[Pattern]	BUFFER
[Pattern]	TABLELAND WOODLOT

--- SUBJECT LANDS



Attachment 4

FILE No.:
19T-03V24 &
Z.03.102
Not to Scale
September 12, 2006

City of Vaughan

Development Planning Department

Block Plan - Block 39

Part of Lot 20,
Concession 6
APPLICANT:
EURO ESTATES INC.

MAP011 ATTACHMENTS\19\19T-03V24\03.102

VELLORE URBAN VILLAGE 1

LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial Cen.
- (L) Lands Subject to Vellore - Urban Village Area #1
- (LD) Low Density Residential
- (MD) Medium Density Residential
- (V) Vellore Village Centre
- (ER) Estate Residential
- (UR) Urban Area
- (HP) High Performance Employment Area
- (VL) Valley Lands
- (SC) Stream Corridor
- (GS) Greenway System
- (TW) Tableland Woodlots
- (GC) General Commercial
- (SW) Storm Water Management
- (VC) Vaughan Centre
- (NDA) Neare Disposal Assessment Area (Parker Estate)

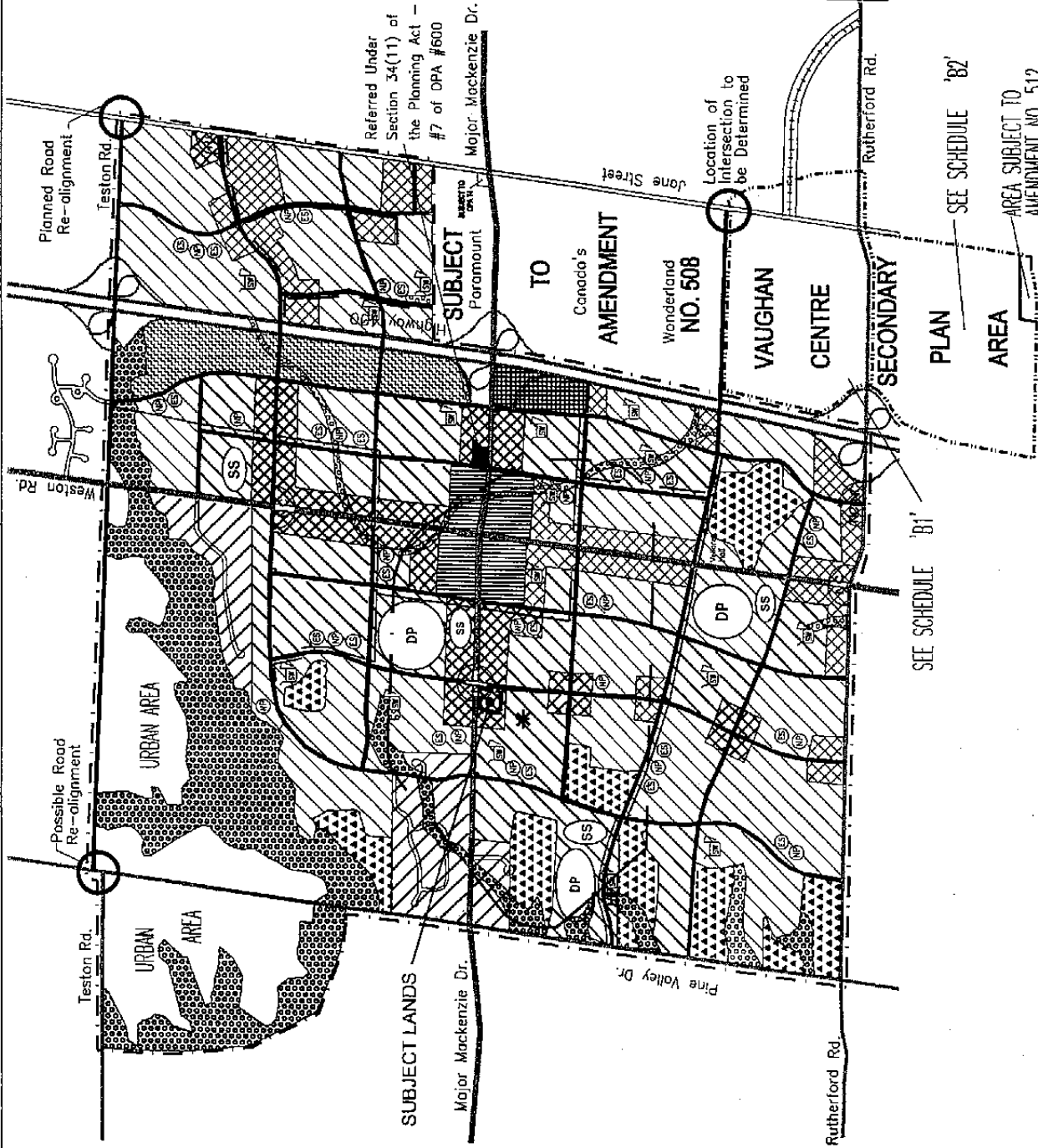
THIS IS SCHEDULE 'B' TO AMENDMENT # 500

ADOPTED THE ___ DAY OF _____, 2000

SENIOR OFFICERS

WEP _____

OCB _____



OPA #600 - Schedule 'B'
Vellore Urban Village 1

APPLICANT:
 EURO ESTATES INC.
 Part of Lot 20,
 Concession 6



Development Planning Department

Attachment 5

FILE NO.:
 19T-03V24 &
 Z.03.102
 Not to Scale
 September 12, 2006

N:\APPT\1 ATTACHMENTS\19\19T-03V24\03.102