

COMMITTEE OF THE WHOLE MARCH 5, 2007

**OFFICIAL PLAN AMENDMENT FILE OP.03.023(N)
ZONING BY-LAW AMENDMENT FILE Z.03.071(N)
DRAFT PLAN OF SUBDIVISION FILE 19T-05VO5(N)
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.
REPORT #P.2003.75**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.03.023(N) (York Major Holdings Inc. and York Circle Holdings Inc.) BE APPROVED, to amend OPA #332, as amended, on the subject lands shown on Attachment #3, as follows:
 - a) Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive be redesignated from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - Industrial (Part N)" to permit industrial uses with the following provisions:
 - i) permit open storage up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, and Blocks 9 and 16;
 - ii) permit open storage up to a maximum of 30% of the lot area without the provision of any buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - iii) permit open storage on a corner lot.
 - b) Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8 which are designated "Oak Ridges Moraine Settlement Area - Industrial (Part N)" shall be amended to permit in the industrial area the following:
 - i) open storage up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot.
 - c) Blocks 13, 14, 20 and 21 shall be redesignated from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - Prestige Industrial" to permit industrial uses.
 - d) The lands identified as "Other Lands Owned by Owner" shall be redesignated from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - General Commercial" to permit commercial uses.
 - e) Block 15, which is designated "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" shall be amended to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands.
 - f) Block 22, which is designated "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3", shall be amended to permit stormwater management facilities.

2. THAT Zoning By-law Amendment File Z.03.071(N) (York Major Holdings Inc. and York Circle Holdings Inc.) BE APPROVED, to amend the existing zoning on the subject lands shown on Attachment #4 in accordance with the Maple Valley By-law 427-2000, as follows:
- a) Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive shall be rezoned from OS2(H) Open Space Park Zone with the Holding Symbol (H) to M2(H) General Industrial Zone with the Holding Symbol (H), and permit the following exceptions:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) open storage, as an accessory use, up to a maximum of 30% of the lot area and without the provision of any buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - iii) open storage on a corner lot.
 - b) Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8, which are zoned M2(H) General Industrial Zone with the Holding Symbol (H), shall be amended to permit the following exceptions:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot.
 - c) Blocks 13 and 14 and Part of Block 20 are to be rezoned from OS2(H) Open Space Park Zone with the Holding Symbol (H), and Part of Block 20 and Block 21 are to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) both to M1(H) Restricted Industrial Zone (Area B) with the Holding Symbol (H) to permit industrial uses with the exception for a minimum lot frontage of 10m for Block 13.
 - d) The lands identified as "Other Lands Owned by Owner" are to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H) to permit commercial uses.
 - e) Block 15 is to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS2 Open Space Park Zone (Area B) to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands.
 - f) Block 22 is to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS1 Open Space Conservation Zone to permit stormwater management facilities.
 - g) Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive within the "Areas of High Aquifer Vulnerability" as indicated by OPA #604, as shown on Attachment #6, shall prohibit the following uses:
 - i) generation and storage of hazardous waste or liquid industrial waste;
 - ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;

- iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
 - iv) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
- h) Prior to the removal of the Holding Symbol (H):
- i) the Ministry of the Environment shall amend Certificate of Approval No. A230610 to permit the uses and buildings/structures proposed and/or remove the lands from the Secondary Buffer Area of the closed Keele Valley Landfill Area;
 - ii) the Ministry of Natural Resources shall approve the surrendered Aggregate Resources Act License 6513; and,
 - iii) the Holding Symbol (H) shall not be removed from any lands where the lands or development applications such as a Site Development, Variance or Consent applications for the subject lands require further approval by the Ministry of the Environment and require Certificate of Approval No. A230610 to be amended to permit the uses and buildings/structures proposed.
- i) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
3. THAT Draft Plan of Subdivision File 19T-05V05(N) (York Major Holdings Inc. and York Circle Holdings Inc.), dated December 11, 2006, as redlined on February 19, 2007, and shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
4. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-05V05(N) (York Major Holdings Inc. and York Circle Holdings Inc.), shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 2% 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.

Economic Impact

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

Communication Plan

N/A

Purpose

The Owner has submitted the following applications:

1. An application to amend the Official Plan for the subject lands shown on Attachment #2 to permit industrial and commercial uses shown on Attachment #3 as follows:
 - a) redesignate Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area – Industrial (Part N)" to permit industrial uses with the following provisions:
 - i) permit open storage up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) permit open storage up to a maximum of 30% of the lot area and no provision for buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - iii) permit open storage on a corner lot;
 - b) permit in the "Oak Ridges Moraine Settlement Area – Industrial (Part N)" designation for Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8, the following:
 - i) open storage up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot;
 - c) redesignate Blocks 13, 14, 20 and 21 from "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area – Prestige Industrial" to permit industrial uses;
 - d) redesignate the lands identified as "Other Lands Owned by Owner" on Attachment #3 from "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area – General Commercial" to permit commercial uses;
 - e) permit in Block 15, which is designated "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3", access to the closed Keele Valley, Buffer and future Maple Valley Park lands;
 - f) permit stormwater management facilities in Block 22, which is designated "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3".
2. An application to amend the Zoning By-law for the subject lands shown on Attachment #2, to permit industrial and commercial uses as shown on Attachment #4 as follows:
 - a) rezone Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from OS2(H) Open Space Park Zone with the Holding Symbol (H) to M2(H) General Industrial Zone with the Holding Symbol (H) and to permit the following exceptions:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) open storage, as an accessory use, up to a maximum of 30% of the lot area and no provision for buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,

- iii) open storage on a corner lot;
 - b) permit on Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8 that are zoned M2(H) General Industrial Zone with the Holding Symbol (H), the following:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot;
 - c) rezone Blocks 13 and 14 and Part of Block 20 from OS2(H) Open Space Park Zone with the Holding Symbol (H) and Part of Block 20 and Block 21 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to M1(H) Restricted Industrial Zone with the Holding Symbol (H) to permit industrial uses with an exception to the minimum lot frontage of 10m for Block 13;
 - d) rezone the lands identified as "Other Lands Owned by Owner" on Attachment #4 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H) to permit commercial uses;
 - e) rezone Block 15 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS2 Open Space Park Zone (Area B) to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands;
 - f) rezone Block 22 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS1 Open Space Conservation Zone to permit stormwater management facilities;
 - g) provide exceptions to Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive within the "Areas of High Aquifer Vulnerability" as indicated by OPA #604, as shown on Attachment #6, to prohibit the following uses:
 - i) generation and storage of hazardous waste or liquid industrial waste;
 - ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
 - iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
 - iv) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
3. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #4 to facilitate an industrial and commercial plan of subdivision on 33.653 ha of land. The development details are as follows:

Blocks 1 to 9, 13, 14, 16, 20 and 21 - Industrial	17.129ha
Blocks 10 to 12 and 17 to 19 - Open Storage (No Buildings)	10.283ha
Block 15 - Keele Valley Landfill Site Access	0.199ha
Block 22 - Stormwater Management Facilities	3.000ha
<u>Road & Reserves</u>	<u>3.042ha</u>
Total:	33.653ha

Background - Analysis and Options

The 33.653 ha subject lands (North Proposal) shown on Attachment #2 are located north of Major Mackenzie Drive and east of Keele Street and north of the future McNaughton Road, in Part of Lots 22 to 24 inclusive, Concession 3, City of Vaughan. The site is a former aggregate pit.

The subject lands are designated "Industrial - Part N", "Open Space Special Policy Area 3", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan) as shown on Attachment #3, and are within the Secondary Buffer Area of the closed Keele Valley Landfill Site. The subject lands are zoned M2(H) General Industrial Zone and OS2(H) Open Space Park Zone (Area B) both with the Holding Symbol (H) by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #2.

The surrounding land uses are:

- North - industrial (M2 General Industrial Zone)
- South - industrial/commercial through Draft Plan of Subdivision File 19T-05V05(S) (M1(H) Restricted Industrial Zone with the Holding Symbol "(H)")
- West - railway line, Maple GO Transit Station (M3 Transportation Industrial Zone)
- East - golf course (OS2 Open Space Park Zone); closed Keele Valley Landfill (OS1 Open Space Conservation Zone)

Public Hearing

On March 24, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Gates of Maple Ratepayers' Association and Maple Village Ratepayers' Association. A letter of objection was received from Ms. G. F. Ahmadi of 2057 Major Mackenzie Drive (south side) concerning the density, intensification and traffic volume expected from the proposal. These concerns will be addressed later in this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report on April 18, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on April 24, 2006.

The Public Hearing report considered two proposals by the Owner. One being the subject lands, under Files OP.03.023(N), Z.03.071(N) and 19T-05V05(N) and the other being to the south of the subject lands under Files Z.03.071(S) and 19T-05V05(S) (South Proposal) as shown on Attachment #2.

Previously, a Public Hearing was held on September 19, 2005 and the Development Planning Department's preliminary report was ratified by Council on September 26, 2005 for Files OP.03.023, Z.03.071 and 19T-05V05 (York Major Holdings Inc. and York Circle Holdings Inc.) proposing 1118 residential units in 4 apartment buildings, 248 semi-detached dwelling units, 242 street townhouse units and commercial/industrial developments on a 31.44 ha site, generally consistent with the location of the South Proposal. The Files were appealed to the Ontario Municipal Board (OMB) by the Owner and the appeal will only be withdrawn upon approval of the current applications for the subject lands (North Proposal) and South Proposal as shown on Attachment #2.

Committee of the Whole

A Staff report from the Development Planning Department was considered at the Committee of the Whole meeting held on June 19, 2006, recommending approval of Files Z.03.071(S) and 19T-

05V05(S), which was ratified by Council on June 28, 2006, to permit for retail warehousing, automobile service station/gas bar with a car wash, and a retail store including an accessory pharmacy use within the retail store, with the retail store having a minimum gross floor area of 14,000m², as additional permitted uses in the M1 Restricted Industrial Zone - Area "B" for Blocks 4 and 7 in File Z.03.071(S), and to facilitate an industrial and commercial plan of subdivision on 27.729 ha in Draft Plan of Subdivision File 19T-05V05(S). On September 25, 2006, Council enacted implementing Zoning By-law 329-2006, which was appealed to the Ontario Municipal Board (OMB) by the Owner of land at 23 and 33 Station Street. The appeal matter is still outstanding.

Official Plan

On July 10, 2000, Council approved OPA #535 (Maple Valley Plan), which established the future land use policies for closing and rehabilitating the Keele Valley Landfill site, Primary and Secondary Buffer lands, old Vaughan Landfill site, and the Avondale Composting site. The Maple Valley Plan's objectives were to integrate the Keele Valley Landfill site and surrounding lands into the Maple Community to allow commercial and prestige industrial uses, and to establish a park/open space system. On November 22, 2000, the Region of York approved OPA #535.

a) Land Use Designation/Policies

The subject lands as shown on Attachment #3 are designated "Industrial - Part N", "Open Space - Special Policy Area 3", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332, as amended by OPA #535 and OPA #604. The "Industrial" designation allows uses such as: processing, manufacturing, assembling, warehousing, contractor and building material yards, vehicular service and repair garages, office uses, ancillary office use to the primary industrial use, limited retail commercial for the sale of goods manufactured and/or assembled on the premises, and other compatible uses which do not conflict with the development or operation of the primary industrial and commercial uses such as a financial institution, restaurant and personal service uses. The "Industrial" designation also permits open storage, in accordance with By-law 1-88, which allows open storage, as an accessory use, up to 10% of the lot area and requires a building with a minimum gross floor area of 550m². The "Open Space - Special Policy Area 3" designation allows such uses as community parks, neighbourhood parks, pedestrian-bicycle linkways, valleylands, woodlots, environmental protection, groundwater/stormwater/landfill gas monitoring and control and leachate attenuation uses. The subject lands are within the Secondary Buffer Area of the closed Keele Valley Landfill site, which will be discussed later in this report.

The existing Official Plan land use designations, uses and policies for the subject lands shown on Attachment #3 are to be amended as follows:

- a) redesignate Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - Industrial (Part N)" to permit industrial uses with the following provisions:
 - i) permit open storage up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) permit open storage up to a maximum of 30% of the lot area without buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - ii) permit open storage on a corner lot;

- b) permit in the "Oak Ridges Moraine Settlement Area - Industrial (Part N)" designation for Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8, the following:
 - i) open storage up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot;
- c) redesignate Blocks 13, 14, 20 and 21 from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - Prestige Industrial" to permit industrial uses;
- d) redesignate the lands shown as "Other Lands Owned by Owner" on Attachment #3 from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - General Commercial" to permit commercial uses;
- e) permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands through Block 15, which is designated "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3"; and
- f) permit stormwater management facilities in the "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" designation for Block 22.

The redesignation of Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - Industrial (Part N)" is a further extension of the "Industrial" designation to the north and is compatible with Blocks 1 to 3 inclusive, Blocks 5 to 7 inclusive and Part of Blocks 4 and 8, which are already designated "Industrial". Further, the subject lands will not be required for environmental monitoring purposes associated with the closed Keele Valley Landfill site. The Owner has requested that outside storage without the provision for any buildings be permitted for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive as these lands were used previously as an aggregate pit and approximately 15m of fill was used to establish the ground, which has to settle and is not supportive of buildings at this time. Blocks 1 to 12 inclusive and Blocks 16 to 19 inclusive will facilitate open storage of a maximum of 30% of the lot instead of the currently permitted 10% in accordance with By-law 1-88.

Blocks 13, 14, 20 and 21 are to be redesignated from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - Prestige Industrial" as shown on Attachment #3. The "Prestige Industrial" designation allows such uses as: processing, manufacturing, assembling, warehousing, office uses, ancillary office use to the primary industrial use, limited retail commercial for the sale of goods manufactured and/or assembled on the premises, and other compatible uses which do not conflict with the development or operation of the primary industrial and commercial uses such as a financial institution, restaurant and personal service uses. The Official Plan limits commercial and/or retail uses to a maximum gross floor area of 25,000m², without an amendment to the Official Plan. Retail warehousing is a permitted use subject to the policies of Section 2.2.7.1 of OPA #450 (Employment Area Growth and Management Plan). The Official Plan does not provide a maximum gross floor area limit for retail warehousing uses.

The lands identified as "Other Lands Owned by Owner" on Attachment #4, which is a parcel of land to the southeast of Draft Plan of Subdivision 19T-05V05(N), will become a remnant parcel upon the dedication of McNaughton Road. These lands are proposed to be redesignated from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - General Commercial" to permit commercial uses, a set out in By-law 1-88 as amended by Exception (1097).

The Official Plan is to be amended to provide access to the closed Keele Valley, Buffer and North Maple Park lands through Block 15 and to provide stormwater management facilities in Block 22, both within the "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" designation for lands that are to be in the ownership of the City and/or public agency.

The redesignation and amendments to the Official Plan to permit industrial, prestige industrial and general commercial uses can be supported by the Development Planning Department as these uses are an extension of the uses permitted by the Official Plan for the Maple Valley Planning Area. In addition, the proposed uses are compatible with the existing industrial areas to the west and north, and the developing industrial area on the applicant's subdivision lands to the south. The amending Official Plan is to be forwarded to the Region of York for approval and must be approved prior to the issuance of final draft plan approval for Plan 19T-05V05(N). A condition of draft approval has been included in this report to address this requirement.

b) Oak Ridges Moraine Conservation Plan

The subject lands are also designated "Oak Ridges Moraine Settlement Area" by OPA #604. In OPA #604, Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive as shown on Attachment #6 are within "Areas of High Aquifer Vulnerability" and Blocks 13, 14, and 22 are within "Areas of Low Aquifer Vulnerability". The Official Plan policies for "Areas of High Aquifer Vulnerability" prohibit the following uses:

- i) generation and storage of hazardous waste or liquid industrial waste;
- ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
- iv) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

The amending by-law will indicate the location within the identified Blocks where the above-noted prohibited uses, which are designated "Areas of High Aquifer Vulnerability" by OPA #604, are prohibited.

The subject lands are located beyond 120m from any identified key natural heritage feature or hydrologically sensitive feature, and therefore a natural heritage or hydrological evaluation is not required to be prepared in support of the applications. The Development Planning Department and Toronto and Region Conservation Authority (TRCA) concur with the Oak Ridges Moraine Conformity Report dated May 17, 2006, by KLM Planning Partners Inc., on behalf of the Owner, on the condition that the zoning by-law provides for restrictions in permitted uses for lands within the identified "Areas of High Aquifer Vulnerability" by OPA #604 and the applications conform with the provisions of the Oak Ridges Moraine Conservation Plan in accordance with OPA #604. In addition to conforming to the Oak Ridges Moraine Conservation Plan, the water balance analysis concerns of the TRCA are to be addressed. Conditions of draft approval have been included in Attachment #1 to this report to address these requirements.

c) Holding Symbol (H)

The subject lands as shown on Attachment #2 are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site and any use and/or building/structure is contingent on the subject lands being removed from the Secondary Buffer Area by the Ministry of the Environment, and/or Certificate of Approval No. A230610 being amended by the Ministry of the Environment to

permit the proposed uses and buildings/structures. Further, the subject lands as shown on Attachment #2 are licensed under the Aggregate Resources Act, and any use and/or building/structure is contingent on the Ministry of Natural Resources approving the surrendered Aggregate Resources Act License 6513.

The Holding Symbol (H) was placed on lands that are specifically subject to the "Waste Disposal Assessment Area" policies of the Official Plan. Any development of the land that is subject to the Certificate of Approval with the Ministry of the Environment or a change of use from that allowed at the time of the adoption and enactment of OPA #535 and the Maple Valley By-law 427-2000, respectively, concerning the Maple Valley Plan shall require the submission of reports, which are to include: a master environmental and servicing plan, stormwater management, hydrogeology, infiltration and impact of the proposed use on the long-term environmental controls, and monitoring and maintenance of the Keele Valley Landfill site for review by the Province and City.

The servicing scheme, including identifying the sewage capacity and water supply capacity, is to be addressed by the City and Region, and the allocation of sewage capacity and water supply capacity must be approved by Council, subject to the execution of a development agreement to the satisfaction of the City, prior to lifting any Holding Symbol (H) or final approval of the draft plan of subdivision. The Holding Symbol (H) cannot be removed until these matters have been addressed. Conditions of draft approval have been included on Attachment #1 to this report to address these requirements.

d) Concept/Phasing Plan

The Official Plan indicates that development of the industrial lands is to be by way of Block Plan approval to allow for a comprehensive review of lands respecting issues as the road network, servicing, and urban design. However, as the subject lands and the South Proposal as shown on Attachment #5 are all under the same ownership and are subject to respective Draft Plan of Subdivision applications, the requirement for development by way of Block Plan approval can be addressed through the plan of subdivision process.

The Owner submitted the McNaughton Community Land Use Plan, as shown on Attachment #5, which provides an overview of the subject lands and the South Proposal with the surrounding community. The Owner advises that for the McNaughton Community, the development will be in two phases, with the subject lands being Phase 2 and the South Proposal being Phase 1 as shown on Attachment #5. As the two phases are subject to different applications, specifically Draft Plan of Subdivision 19T-05V05(N) for the subject lands and Draft Plan of Subdivision 19T-05V05(S) for the South Proposal, a phasing plan will not be required, unless it is a requirement respecting servicing and/or transportation issues.

e) Design Details

The Official Plan requires specific architectural, landscape and urban design details to address the built form, massing, elevations of buildings/structures, and landscape and streetscape treatments for the entry features, community edges, street vistas and pedestrian access for proposed development on the subject lands shown on Attachment #4, which are to be addressed through architectural and urban design guidelines and landscape master plan/streetscape designs, which are to be approved by the City, as part of the plan of subdivision process. The Owner has submitted the following reports, "McNaughton Community Plan - North Portion: Architectural Design Guidelines Addendum" and "McNaughton Community Plan - North Portion: Urban Design Guidelines Addendum", both dated November 2006, by Watchorn Architect Inc. and The MBTW Group, which are being reviewed by the Development Planning Department. Conditions of draft approval have been included in this report to address these design requirements.

Zoning

The subject lands are zoned M2(H) General Industrial Zone and OS2(H) Open Space Park Zone (Area B) both with the Holding Symbol (H) by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #2. To facilitate the proposed plan of subdivision, a by-law amendment is required to rezone the subject lands to M1 (H) Restricted Industrial Zone (Area B) with the Holding Symbol (H), M2(H) General Industrial Zone with the Holding Symbol (H) and OS1 Open Space Conservation Zone, and to add site-specific provisions to the M1(H) Restricted Industrial Zone (Area B), with the Holding M2(H) General Industrial Zone, OS1 Open Space Conservation Zone and OS2(H) Open Space Park Zone with the Holding Symbol (H) (Area B).

The lands identified as "Other Lands Owned by Owner" on Attachment #4 are to be zoned C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H). The land uses and zoning to implement the draft plan of subdivision shown on Attachment #4, are as follows:

a) Industrial/Commercial Lands

- i) rezone Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from OS2(H) Open Space Park Zone with the Holding Symbol (H) to M2(H) General Industrial Zone with the Holding Symbol (H); and, with exceptions to permit open storage, as an accessory use, up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16, and no requirement to provide buildings on Blocks 10 to 12 inclusive and on Blocks 17 to 19 inclusive, and to permit open storage on a corner lot to facilitate industrial development;
- ii) permit on Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive, and Part of Block 8 that are zoned M2(H) General Industrial Zone with the Holding Symbol (H), open storage, as an accessory use, up to a maximum of 30% of the lot area, and open storage on a corner lot to facilitate industrial development;
- iii) rezone Blocks 13 and 14 and Part of Block 20 from OS2(H) Open Space Park Zone with the Holding Symbol (H) and Part of Block 20 and Block 21 from OS2(H) Open Space Park Zone with the Holding Symbol (H) both to M1(H) Restricted Industrial Zone with the Holding Symbol (H) with an exception to the minimum lot frontage of 10m for Block 13 to facilitate industrial uses; and,
- v) rezone the lands identified as "Other Lands Owned by Owner" on Attachment #4 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H) to permit commercial uses as set up in By-law 1-88 as amended by Exception 9(1097).

The M1 Restricted Industrial and M2 General Industrial Zones in By-law 1-88 permit the following uses, provided they are within a wholly enclosed building(s):

- Club or Health Centre
- Day Nursery
- Industrial Uses as Defined in Section 2.0
- Office Building
- Parks and Open Space
- Public Garage
- Retail Sales Accessory to an Industrial Use, subject to the restrictions of Subsection 6.1.2 of this By-law
- Service or Repair Shop

The additional uses permitted in the M1 Restricted Industrial Zone by Exception 9(1097) (currently applicable to the applicant's Southerly subdivision, and proposed to also apply to the subject Northerly subdivision) are as follows:

- Banquet Hall, in a single building
- Business or Professional Office
- Car Brokerage
- Funeral Home
- Hotel Convention Centre, Hotel, Motel
- Laboratory
- Print Shop
- Radio Transmission Establishment
- Service or Repair Shop
- Monitoring and control of the effects of land filling including the monitoring and control of leachate, landfill gas and stormwater

Exception 9(1097) also permits the following uses in the M1 Restricted Industrial Zone (currently applicable to the applicant's Southerly subdivision and proposed to also apply to the subject Northerly Subdivision) provided the total maximum gross floor area devoted to all such uses shall not exceed 25,000m²:

- Automotive Retail Store
- Bank or Financial Institution
- Boating Showroom
- Brewers Retail Outlet
- Eating Establishment
- Eating Establishment, Convenience with Drive-through
- Eating Establishment, Take-out
- LCBO Outlet
- Lumber or building material supply outlet dealing with new materials only
- Motor Vehicle Sales Establishment
- Office and stationary supply, sales, service and rental
- Personal Service Shop
- Photography Studio
- Place of Entertainment
- Retail Nursery
- Retail Store including Retail Warehouse but excluding a drug store or pharmacy
- Video Store

The M2 General Industrial Zone in By-law 1-88 permits the following uses:

- Any Use permitted in an M1 Zone
- Autobody Repair Shop
- Building Supplies Establishment
- Contractor's Yard
- Scrap Paper Storage, Sorting or Baling
- Truck Terminal
- Open Storage

The M1 Restricted Industrial and M2 General Industrial Zones typically implement development in accordance with the following standards:

- Minimum Lot Area 3000m²
- Minimum Front Yard 9m

- Minimum Rear Yard 15m
- Minimum Interior Side Yard 6m
- Minimum Exterior Side Yard 9m
- Maximum Building Height 11m
- Minimum Setback to a "R" Zone 60m

The M1 Restricted Industrial Zone typically implements developments in accordance with the following standard:

- Minimum Lot Frontage 35m

The M2 General Industrial Zone typically implements developments in accordance with the following standard:

- Minimum Lot Frontage 36m

The C1 Restricted Commercial Zone will permit all the Commercial Uses established in the C1 Restricted Commercial Zone by By-law -188, as follows:

- Automotive Retail Store
- Banking or Financial Institution
- Boating Showroom
- Business or Professional Office
- Club or Health Centre
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- Funeral Home
- Hotel
- Laboratory
- Motor Vehicle Sales Establishment
- Office Building
- Personal Service Shop
- Photography Studio
- Place of Entertainment
- Radio Transmission Establishment
- Retail Store
- Service or Repair Shop
- Video Store

b) Non-Industrial/Commercial Lands

- i) rezone Block 15 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS2 Open Space Park Zone (Area B) to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands; and,
- ii) rezone Block 22 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS1 Open Space Conservation Zone to permit stormwater management facilities.

c) Oak Ridges Moraine Lands

Provide exceptions to Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive within the "Areas of High Aquifer Vulnerability" as indicated by OPA #604, as shown on Attachment #6, to prohibit the following uses:

- i) generation and storage of hazardous waste or liquid industrial waste;
- ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
- v) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

d) Zoning Summary

The proposed uses are also contingent on the Ministry of the Environment removing the subject lands from the Secondary Buffer Area and/or amending Certificate of Approval No. A230610 to permit the proposed uses and buildings/structures, and the Ministry of Natural Resources approving the modifications to the Aggregate Resources Act Rehabilitation Plan and approving the surrendered Aggregate Resources Act License 6513. The servicing, including sewage capacity and water supply capacity for the subject lands as shown on Attachment #4 must be demonstrated/identified. Therefore, the removal of the existing Holding Symbol (H) will only occur when these matters are addressed. Conditions of draft approval have been included on Attachment #1 to this report to address these requirements.

The Owner is proposing additional uses to the subject lands that are in keeping with the intent of the Official Plan and compatible with the surrounding industrial land uses. In regard to the letter of objection received from Ms. G. F. Ahmadi of 2057 Major Mackenzie Drive, the traffic volume expected from the proposed uses allowed by the Official Plan would generally be comparable to the already permitted uses allowed by the Official Plan, as well as the Zoning By-law. Further, as part of the plan of subdivision process, the Owner has submitted the "McNaughton Community Plan, McNaughton Road, City of Vaughan - Traffic Study Update", dated November 14, 2006, by Stantec Consulting Ltd. for review by the City and Region. The density and intensification concerns are generally associated with a residential proposal, which is not an issue for the industrial/commercial proposal.

The Development Planning Department can support the proposed uses subject to the Owner addressing the requirements of the Ministry of the Environment and Ministry of Natural Resources and complying with the requirements of the Oak Ridges Moraine Conservation Plan. The proposed rezoning and uses are an extension of the uses permitted by the Maple Valley By-law, as well as the Official Plan. Further, the uses are appropriate and compatible for the primarily industrial area. The proposal will be appropriately screened from the surrounding residential areas west of the railway and south of Major Mackenzie Drive as the lands are surrounded by the closed Keele Valley Landfill to the east, railway and existing industrial uses to the west, existing industrial areas to the north and prestige industrial uses to the south.

Subdivision Design

The 33.653 ha draft plan of subdivision shown on Attachment #4 is comprised of the following:

- i) a total of 14 blocks (17.129 ha) for industrial uses, and 6 blocks (10.283 ha) for industrial uses consisting of open storage with no buildings;

- ii) 1 open space/access block (0.199 ha) for the closed Keele Valley Landfill, Buffer and North Maple Park lands, and 1 block (3.0 ha) for stormwater management facilities; and,
- iii) 1 street - 23m right-of-way (3.036 ha).

Street "1" is a north-south traversing road in the middle of the plan, which is designated to connect to Rodinea Road to the north, via the acquisition of a small portion of lands from the City of Toronto to connect between the very northerly portion of Street "1" and Rodinea Road. Street "1" proposes to intersect with McNaughton Road to the south where Street "1" will align with Street "2" on the south side of McNaughton Road in Plan of Subdivision 19T-05V05(S) to allow for the north-south movement of traffic between the two Plans.

The draft plan of subdivision provides for 16 blocks as shown on Attachment #4. There are 10 blocks (Blocks 1 to 9 inclusive and Block 16) for industrial uses at the north portion of the subject lands, 6 blocks (Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive) for industrial uses with open storage and no buildings in the middle portion of the plan, and 4 blocks (Blocks 13, 14, 20 and 21) for prestige industrial along the proposed McNaughton Road. The remaining blocks are for non-industrial use with 1 block (Block 15) for access to the closed Keele Valley Landfill, Buffer and Maple Valley Park lands and 1 block (Block 22) for stormwater management facilities.

The Owner submitted the reports, "McNaughton Community Plan - North Portion: Architectural Design Guidelines Addendum" and "McNaughton Community Plan - North Portion: Urban Design Guidelines Addendum", both dated November 2006, by Watchorn Architect Inc. and The MBTW Group, to address the street network, public/private streetscape realm and built form for the subject lands and the South Proposal, which are being reviewed by the Development Planning Department. A streetscape and open space/landscape master plan will also be required.

The draft plan has been redlined to incorporate the following modifications as shown on Attachment #4:

- i) horizontal curve radius along Street "1" near Blocks 9 and 10, is to be provided; and,
- ii) intersection centreline should match 90° as per City Standards, where proposed Street "1" is to intersect McNaughton Road and Street "2" in the Southerly subdivision plan.

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.

Ministry of the Environment

The Owner has submitted an application to the Ministry of the Environment to amend Certificate of Approval A230610. This amendment is to define the lands needed to manage the Keele Valley Landfill site through its entire post closure phase for the potential contaminating life span of the site. The Ministry of the Environment is currently reviewing the Keele Valley Landfill Site Closure and Certificate of Approval Plans and associated technical reports. The By-law cannot be amended, the Holding Symbol (H) cannot be removed and the plan of subdivision cannot be approved until the Ministry of the Environment provides documentation removing the subject lands from the Secondary Buffer Area and/or amending Certificate of Approval No. A230610 to permit the proposed uses and buildings/structures. A condition of draft approval has been included on Attachment #1 to this report to address this requirement.

Ministry of Natural Resources

The Ministry of Natural Resources has advised that the subject lands as shown on Attachment #2 are licensed under the Aggregate Resources Act. The Owner has applied to the Ministry to

modify the Aggregate Resources Act Rehabilitation Plan and to surrender the Aggregate Resources Act License 6513 for the subject lands. The Ministry has advised that there are concerns respecting the rehabilitation of the lands, including the quality of the fill and water quality from a well to the east of the subject lands resulting in both the Ministry of Natural Resources and the Ministry of the Environment requiring additional information such as a geotechnical report to address these concerns resulting in the Rehabilitation Plan not being approved and the surrendered License not being accepted.

The Ministry further advises that as long as the subject lands remain licensed under the Aggregate Resources Act, it is illegal to undertake any activity, including providing for any use, development of any building/structure, or to amend the zoning, where the activity is not in compliance with the Aggregate Resources Act. The Owner is working with the Ministry with respect to submitting the required information for review by the Ministry, prior to amending the zoning, lifting the Holding Symbol (H) and approving the final plan of subdivision. A condition of draft approval has been included in this report to address this requirement.

Toronto & Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposal and advised that there are outstanding issues that need to be addressed in the technical reports that have been submitted to date. The issues concern the following:

- i) designing the stormwater management pond to accommodate pre-development levels for the 2 to 100 year storm events;
- ii) discussing and providing a hydrology model on the impact to Pond "G" shown on Attachment #4, that is located south-east of the subject lands within the golf course lands, with an increased drainage area totaling 54ha for both the North and South Plans;
- iii) revising the storage-discharge entry calculation to model the reservoir facility performance for a variety of storm events and providing the stage-storage-discharge calculation: tables of ponding elevation, storage volume, and discharge rates for the existing and revised Pond "G" and the proposed stormwater management facility;
- iv) discussing the implementation of groundwater recharge;
- v) discussing the feasibility of using the integrated treatment train approach to enhance water quality and promote infiltration to address the Oak Ridges Moraine Conservation Plan;
- vi) providing a water balance analysis to demonstrate that pre-development infiltration is maintained;
- vii) demonstrating the provision for erosion control; and,
- viii) revising the pre-development run-off coefficient.

The Owner will be required to provide a technical documents package, including a functional servicing report, hydrology model and water balance analysis, to the TRCA for review. The proposal must conform to the Oak Ridges Moraine Conservation Plan and address the conditions of draft plan approval included in Attachment #1.

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 as shown on Attachment #2 are subject to the "Waste Disposal Assessment Area" policies of the Official Plan, which requires that studies be carried out to the satisfaction of the City, Toronto and Region Conservation Authority, Region and Province to show that the proposed development can safely take place and will not impact the monitoring and environmental controls required for the closed Keele Valley Landfill site. The technical reports required for the Environmental Site Assessment (ESA) are under review by the Ministry of the Environment. The City will also rely on the technical expertise of the Ministry for the ESA. The City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to final approval of any portion of the plan. Conditions of draft approval have been included on Attachment #1 to address these requirements.

b) Engineering Services

The Official Plan requires all new industrial development to occur on the basis of the municipal water system, sanitary sewer system and stormwater management system. The Owner is required to provide a functional servicing report detailing how the subject lands as shown on Attachment #4 will be serviced by potable water, sanitary sewage disposal, storm sewers, hydro and other related utilities, as well as stormwater management. The report must also have to indicate how this proposed development will coordinate with the Maple Valley Master Environmental Servicing Plan, dated May 2003, by Stantec Consulting Ltd. Conditions of draft approval have been included in Attachment #1 to address these requirements.

c) Transportation

The Owner is required to submit a transportation management plan, which includes the proposed transit routes, parking restrictions, traffic signage and sidewalks/greenways for the subject lands. An updated traffic study may be required as the "Traffic Study" dated November 14, 2006, by Stantec Consulting Ltd. does not reflect the traffic operation on Street "1" in terms of heavy traffic maneuvering and access to the industrial lands.

The Engineering Department has advised that the required reports must be submitted for review and approval. 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 subdivision plan does not include a park within the subject lands. Therefore, cash-in-lieu of the dedication of parkland will be required for the subject lands. 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 reviewed the proposed subdivision and has no objection to the proposal subject to the Ministry of the Environment issuing a (Certificate of Approval in relation to the Closure Plan for the Keele Valley Landfill site and the Holding Symbol (H) being placed on the lands until the Provincial requirements are addressed. Conditions of draft approval respecting the Region's requirements have been included in Attachment #1.

Agency Comments

Canada Post and Power Stream Inc. have advised that they have no objections to the draft plan of subdivision, subject to the conditions of approval, 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".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the applications to amend the Official Plan and Zoning By-law, and for approval of Draft Plan of Subdivision 19T-05V05(N) in accordance with the applicable policies of the Province and Region of York, and the City's Official Plan and the requirements of the Zoning By-law, and the area context. The proposed draft plan of subdivision for an industrial plan of subdivision consists of 14 blocks for industrial uses, 6 blocks for industrial uses with open storage and without any requirement to provide buildings, and 4 blocks for prestige industrial. There are also blocks for non-industrial uses, specifically 1 block for access to the closed Keele Valley Landfill, Buffer and North Maple Park lands, and 1 block for stormwater management facilities, within the 33.6539 ha draft plan of Subdivision. At the southeast corner of the draft plan, there are lands for general commercial use, as shown on Attachment #4. The land uses proposed for the subject Northerly Subdivision are an appropriate form of development for the subject lands.

The subject lands are subject to a number of conditions, which are to be addressed prior to the enactment of any by-law, the lifting of any Holding Symbol (H) and final approval of any part of the draft plan of subdivision. These requirements include the proposal complying with the requirements of the Oak Ridges Moraine Conservation Plan in accordance with OPA #604, the Ministry of the Environment amending Certificate of Approval No. A230610 to permit the uses and buildings/structures proposed and/or removing the lands from the Secondary Buffer Area of the closed Keele Valley Landfill Area, the Ministry of Natural Resources approving surrendered Aggregate Resources Act License 6513, and addressing the servicing requirements.

The Development Planning Department can support the approval of the applications to amend the Official Plan and Zoning By-law, and for approval of the Draft Plan of subdivision, as redlined, subject to the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location/Zoning Map
3. OPA No. 332 - As amended
4. Redlined Draft Plan of Subdivision – North
5. McNaughton Community Land Use Plan
6. OPA No. 604 (Oak Ridges Moraine Conformity Plan)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-05V05(N)
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.
PART OF LOTS 22 – 24 INCLUSIVE, CONCESSION 3, 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-05V05(N), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated December 11, 2006, as redlined on February 19, 2007, incorporating the following redline revisions:
 - a) horizontal curve radius along Street "1" near Blocks 9 and 10, is to be provided; and,
 - b) intersection centreline should match 90° as per City Standards, where proposed Street "1" intersects with McNaughton Road and Street "2" in the Southerly Subdivision Plan.
2. The lands within this Plan shall be appropriately redesignated by the Official Plan, and approved by the approval authority in accordance with the provisions of the Planning Act.
3. 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.
4. The Owner shall provide any required reports and/or plans to the Ministry of the Environment for review and/or approval. The City shall not amend the zoning, lift the Holding Symbol (H) or provide final approval to any part of the Plan until the City is in receipt of the documentation from the Ministry of the Environment removing the subject lands from the Secondary Buffer Area and/or amending Certificate of Approval No. A230610 to permit the proposed uses and buildings/structures, to the satisfaction of the Ministry.
5. The Owner shall provide any required reports and/or plans to the Ministry of Natural Resources for review and/or approval. The City shall not amend the zoning, lift the Holding Symbol (H) or provide final approval to any part of the Plan until the City is in receipt of the documentation from the Ministry of Natural Resources approving surrendered Aggregate Resources Act License 6513, to the satisfaction of the Ministry.
6. The appropriate documents must be submitted to the Development Planning Department in support of the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications to demonstrate conformity of the applications to the Oak Ridges Moraine Conservation Plan in accordance with OPA #604.
7. 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.
8. 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, street lighting system, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.

9. The Owner shall provide a revised functional servicing report and stormwater management report and submit to the City, Toronto and Region Conservation Authority, and Region of York, a hydrology model and a water balance analysis to address issues such as water management. The report is also to indicate how this proposed development will coordinate with the Maple Valley Master Environmental Servicing Plan, dated May 2003 by Stantec Consulting Ltd.
10. Prior to final approval of the Plan, the Owner shall provide a detailed water supply analysis, which includes details on how the subject lands will connect to the existing water supply system in Pressure Districts #7, #8 and #9 for review and approval by the City and Region of York.
11. The Owner is required to submit a transportation management plan, which details the location of traffic signals, transit routes, parking restrictions and parking zone treatment, etc. that reflects the latest road network and an updated traffic study to the Traffic Study, dated November 14, 2006, by Stantec Consulting Ltd. which details heavy traffic maneuvering and access to industrial lands, to the satisfaction of the City and Region of York. The Owner shall implement the requirements of the traffic management plan to the satisfaction of the City and Region of York.
12. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
13. 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.
14. 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 0.3 m 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.
15. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3 m 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.
16. 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.
17. Prior to the initiation of construction within the Plan, the location and design of the construction access shall be approved by the City, to the satisfaction of the City and the Region of York, and the Owner shall agree in the subdivision agreement, the following:
 - a) no other access to the Plan shall be used for construction unless authorized in writing by the City, and if access is used without approval, the City may refuse to issue further building permits within the Plan or subsequent future phases until such use ceases; and,
 - b) the Owner shall remove the construction access when directed by the City to do so.
18. 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.
19. The Owner shall agree in the subdivision agreement that the servicing works to be carried out are consistent with the concepts outlined in the Master Environmental Servicing Plan.
20. Prior to final approval, the Owner shall submit a geotechnical and 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 looking at the quality of the fill and pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

21. Prior to the initiation of grading, and prior to registration of this Plan 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 Plan, which report shall include:
 - i) plans illustrating how this drainage system will tie into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, how it conforms with the approved Master Environmental Servicing Plan, the design capacity of the receiving system and the manner in which stormwater will be conveyed from the site, including how this subdivision will be tied into existing development;
 - ii) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - 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;
 - b) overall grading and landscaping plans for the Plan.

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.

22. 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 sewer and storm drainage, fire service and emergency service inclusive, is provided for the proposed development to the satisfaction of the City.
23. 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.
24. 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.
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 locations are 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. 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.
27. Prior to final approval of the Plan, the Owner shall permit any telecommunications provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such telecommunications provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such telecommunications provider will be permitted to install its plant so as to permit connection to any lot or block.
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. The Owner shall agree that no building permit(s) will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
30. Prior to final approval of the Plan or the initiation of grading or stripping of topsoil for any lot or block within the Plan, including any walkway block, the Owner shall submit for review and approval a Phase II Environmental Site Assessment Report in accordance with the Ministry of Environment Ontario Regulation 153/04 "Soil, Groundwater and Sediment Standards", and the City's Guideline, Phase II Environmental Assessment, Proposed Parkland, City of Vaughan for the access/walkway block(s) 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.
31. 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.
32. 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.
33. The Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment report(s).
34. 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.
35. Prior to final approval, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, which is registered with the Environmental Site Registry. The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria.
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, 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.

38. Prior to initiation of any grading, removal of any vegetation or topsoil, the Owner shall obtain a fill permit from the City.
39. 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.
40. 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.
41. The Owner shall agree that all disturbed lands within the subject Plan left vacant (6) months following completion of overall grading shall be topsoiled to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
42. 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.
43. 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.
44.
 - 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.
45. 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 City of Toronto owned and operated the Keele Valley Landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park."
- "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 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 advised that the planting of trees on City boulevards in front of employment 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 employment unit."
- "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.

The maintenance of the noise attenuation feature 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 of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on 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."

- "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 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 where Canadian National Railway company or GO Transit company or its assigns or successors in interest, has a right-of-way within 300 metres of the subject lands, and there may be future alterations or expansions to the rail facilities and/or operations which may affect the working environment of the users of the employment buildings in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual buildings; Canadian National Railway company or GO Transit company will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
 - "Purchasers and/or tenants are advised that mail delivery will be from a centralized mail box for a multi unit building in accordance with Canada Post Multi Unit Policy which will be identified by the Owner prior to any closings."
- b) abutting or in proximity of a open space 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."
46. 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.
47. Prior to final approval, the Owner shall agree in the subdivision agreement, to prepare comprehensive urban design guidelines for both Plan 19T-05V05(N) and Plan 19T-05V05(S) for the McNaughton Community Business Park to the satisfaction of the City, and to implement the approved urban design guidelines.
48. Prior to final approval, the Owner shall agree in the subdivision agreement to prepare a streetscape and open space/landscape master plan for the McNaughton Community Business Park to the satisfaction of the City, and to implement the approved streetscape and open space/landscape master plan.

49. Prior to final approval, the Owner shall agree in the subdivision agreement that:
- a) all development shall proceed in accordance with architectural design guidelines which are approved by Council;
 - b) 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,
 - c) 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.
50. The Owner shall convey Block 15 (Access to the closed Keele Valley Landfill and future Maple Valley Park) to the City, free of all cost and encumbrances.
51. The Owner shall convey Block 22 (Stormwater Management Facility) to the City or the Toronto and Region Conservation Authority, free of all cost and encumbrances.
52. The Owner shall agree in the subdivision agreement to erect a permanent 1.5m high black vinyl chain link fence or approved equal along the limits of Block 15 (Access to the closed Keele Valley Landfill and future Maple Valley Park) and Block 22 (Stormwater Management Facility).
53. That prior to final approval of a Plan of Subdivision, and prior to the initiation of any grading to any lands included in the Plan of Subdivision, a preliminary archaeological evaluation of the entire area within the proposed Plan of Subdivision shall be carried out at the Owner's expense, and the same report shall identify any significant archaeological 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 City and the said Ministry for review and approval.

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 City.

Region of York Conditions

54. The road allowances included within the Plan shall be named to the satisfaction of the area municipality and the Regional Planning and Development Services Department.
55. 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.
56. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the City. Three sets of engineering drawings (stamped and signed by a professional engineer) and the Ministry of the Environment forms, together with any supporting information, shall be submitted to the Regional Transportation and Works Department.

57. Existing conventional transit services currently operate on the following roadways in the vicinity of the subject lands:

- Major Mackenzie Drive

Future conventional transit service may be planned and provided locally on the following roadways* or sections thereof:

- McNaughton Road

*For the purpose of this condition, these roadways will henceforth be referred to as the "planned transit roadways".

Further to the existing and planned local transit service, any additional bus passenger standing areas/platforms (i.e., along McNaughton Road) will need to be identified at the site development stage of approval.

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. Such sidewalks shall be constructed on both sides of the planned transit roadways unless only one side of the street lies within the limits of the area designated as "Proposed Subdivision", in which case only this side of the street will require the sidewalk.

58. 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.
59. 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. Required platform locations are to be determined by the Region. The Owner shall agree in the subdivision agreement that the bus passenger platforms shall be designed and constructed to the satisfaction of the area municipality and York Region Transit.
60. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that 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.
61. Prior to final approval, the Owner shall prepare, in consultation with the City and the Regional Transportation and Works Department, an updated Traffic Impact Study (further to that prepared by Stantec Consulting Ltd., dated November 14, 2006), that shall include but not be limited to identifying triggers when additional development can occur without adverse impacts on the transportation network, recommending acceptable mitigation measures and providing any revisions deemed necessary by the City and/or Regional Transportation and Works Department.
62. 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.

63. The Owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation and Regional Development Charges are payable prior to final approval in accordance with By-law DC-0005-2003-050.

Toronto and Region Conservation Authority (TRCA) Conditions

64. Prior to final approval and prior to any works commencing on the site, the Owner shall submit to the Toronto and Region Conservation Authority (TRCA) for approval, a technical documents package, which shall include a functional servicing report, hydrology model and water balance analysis, as well as demonstrating that the Plan conforms to the Oak Ridges Moraine Conservation Plan, as detailed in correspondence dated December 26, 2006, from the TRCA.
65. 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 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 Draft Plan of Subdivision shall be subject to redlined revision in order to meet these requirements, if necessary.

GO Transit Conditions

66. The Owner shall provide the appropriate minimum building setbacks (up to 30m) which will be required in conjunction with suitable safety mitigation measures (up to a 2.5m high safety berm). Specifications will vary depending on the nature of the land uses proposed adjacent to the rail corridor.
67. The Owner shall install and maintain a chain link fence with a minimum height of 1.83m along the mutual property line.
68. The Owner shall conduct noise and vibration studies, and the appropriate noise/vibration mitigation measures should be provided as necessary to the satisfaction of GO Transit.

69. The Owner, for any proposed alterations to the existing drainage pattern affecting GO Transit property, shall have received prior concurrence from GO Transit, which shall be substantiated by a drainage report and a stormwater management report to the satisfaction of GO Transit.
70. The Owner shall arrange appropriate permits and flagging for work immediately adjacent to and/or within the rail corridor, by contacting Steve Donald at UMA Engineering (Mississauga Office) at 905-238-0007 for more information/assistance with this matter and to arrange for a purchase order covering any subsequent costs for services to be paid by the Owner.

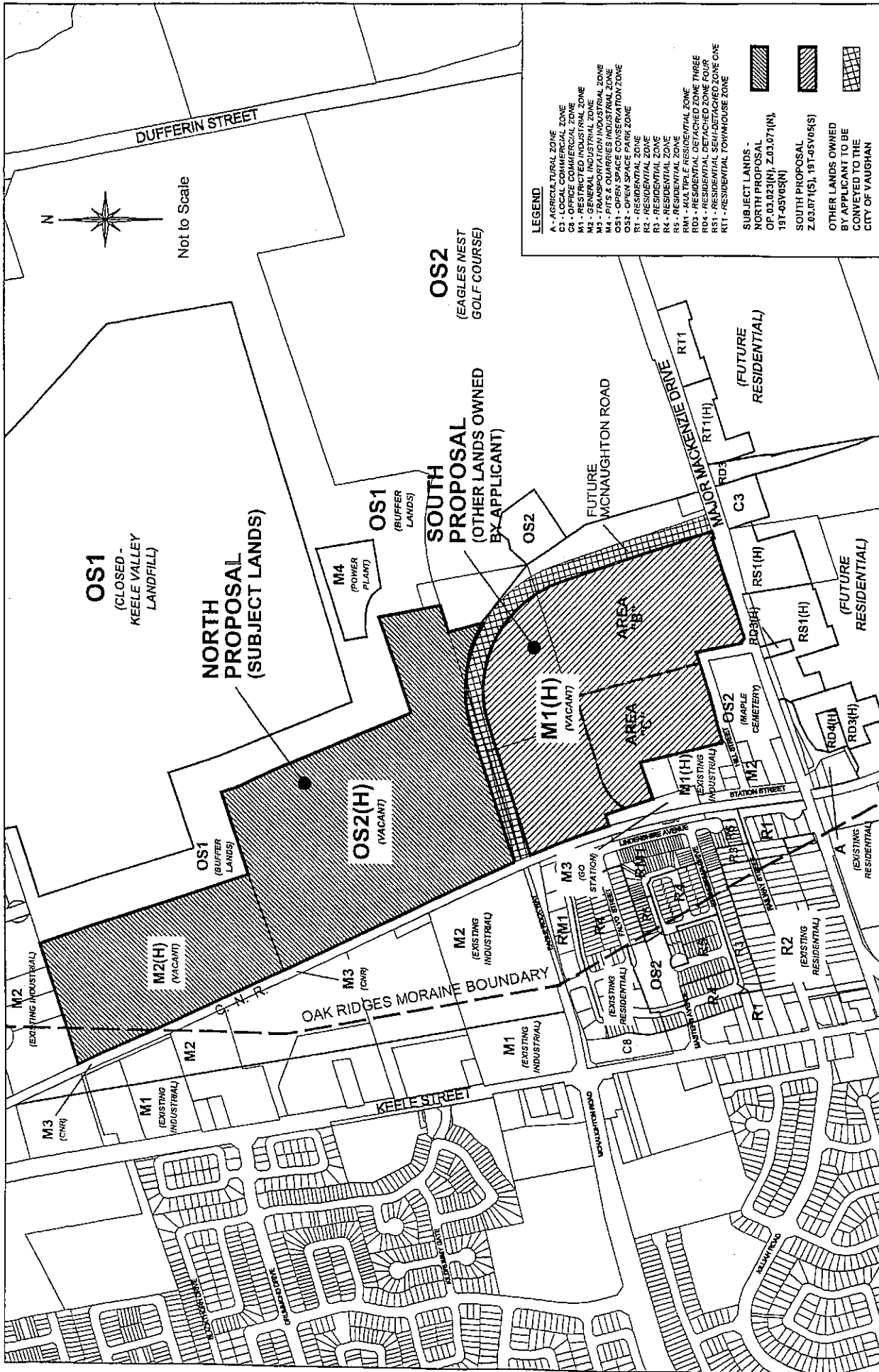
Canada Post Conditions

71. The Owner shall agree to:
- a) provide the following, 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 the required information for multiple blocks in accordance with the applicable Canada Post Delivery Policy;
 - c) purchase and maintain centralized mail boxes for multi unit buildings in accordance with Canada Post Multi Unit Policy;
 - d) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s); and,
 - e) provide a copy of the executed subdivision agreement to Canada Post.

Other Conditions

72. 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 73 to 77 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
73. The City shall advise that Conditions 1 to 53 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
74. The Region of York shall advise that Conditions 54 to 63 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
75. The Toronto and Region Conservation Authority shall advise that Conditions 64 and 65 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

76. GO Transit shall advise that Conditions 66 to 70 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
77. Canada Post shall advise that Condition 71 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.



Attachment 2

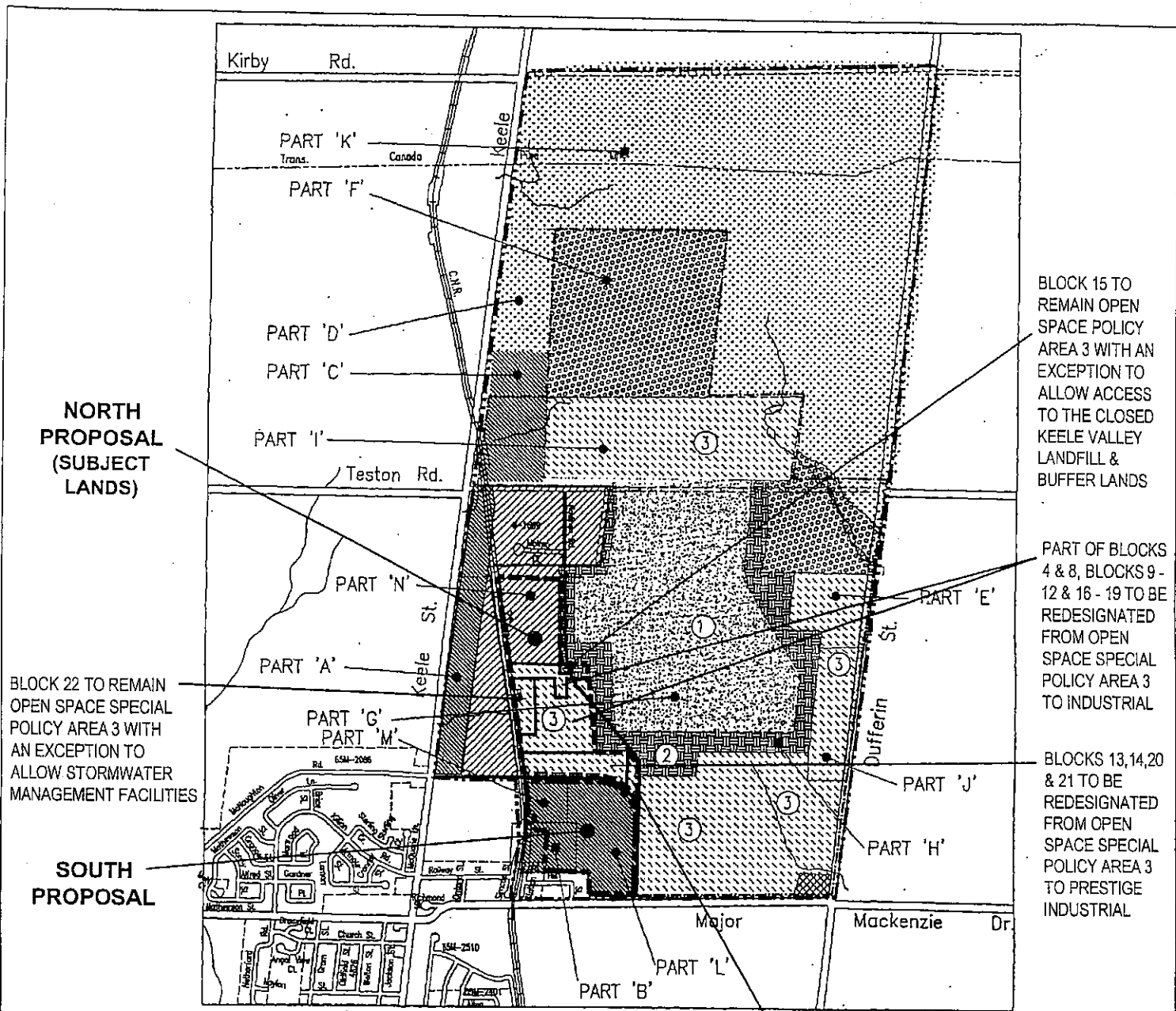
FILE No's:
 Z.03.071(N),
 OP.03.023(N) &
 19T-05V05(N)
 December 19, 2006

City of Vaughan

Development Planning Department

Location / Zoning Map

Part of Lots 22 - 24,
 Concession 3
 APPLICANT:
 YORK MAJOR HOLDINGS INC. &
 YORK CIRCLE HOLDINGS INC.
 N:\DPT\1 ATTACHMENTS\Z\Z.03.071_19-05-05N



BLOCK 15 TO REMAIN OPEN SPACE POLICY AREA 3 WITH AN EXCEPTION TO ALLOW ACCESS TO THE CLOSED KEELE VALLEY LANDFILL & BUFFER LANDS

PART OF BLOCKS 4 & 8, BLOCKS 9 - 12 & 16 - 19 TO BE REDESIGNATED FROM OPEN SPACE SPECIAL POLICY AREA 3 TO INDUSTRIAL

BLOCKS 13, 14, 20 & 21 TO BE REDESIGNATED FROM OPEN SPACE SPECIAL POLICY AREA 3 TO PRESTIGE INDUSTRIAL

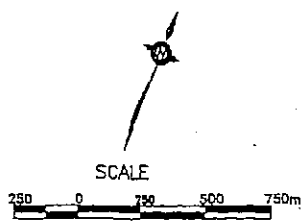
NORTH PROPOSAL (SUBJECT LANDS)

BLOCK 22 TO REMAIN OPEN SPACE SPECIAL POLICY AREA 3 WITH AN EXCEPTION TO ALLOW STORMWATER MANAGEMENT FACILITIES

SOUTH PROPOSAL

LEGEND

- NORTH PROPOSAL
OP.03.023(N), Z.03.071(N), 19T-05V05(N)
- SOUTH PROPOSAL
Z.03.071(S), 19T-05V02(S)



LEGEND

- Industrial
- Prestige Ind.
- Open Space
- North Maple Residential Area
- General Commercial
- Waste Disposal Assessment Area
- Area Subject To Amendment No. 332
- Open Space Special Policy Areas
 - Special Policy Area 1
 - Special Policy Area 2
 - Special Policy Area 3
- Roads
 - Existing Arterial
 - Feeder
 - Proposed 35m Arterial
 - 23m Primary (Future)

OTHER LANDS OWNED BY OWNER REDESIGNATE FROM OPEN SPACE SPECIAL POLICY AREA 3 TO GENERAL COMMERCIAL

OPA No. 332, As Amended

APPLICANT:
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.
Part of Lots 21 - 24 Concession 3



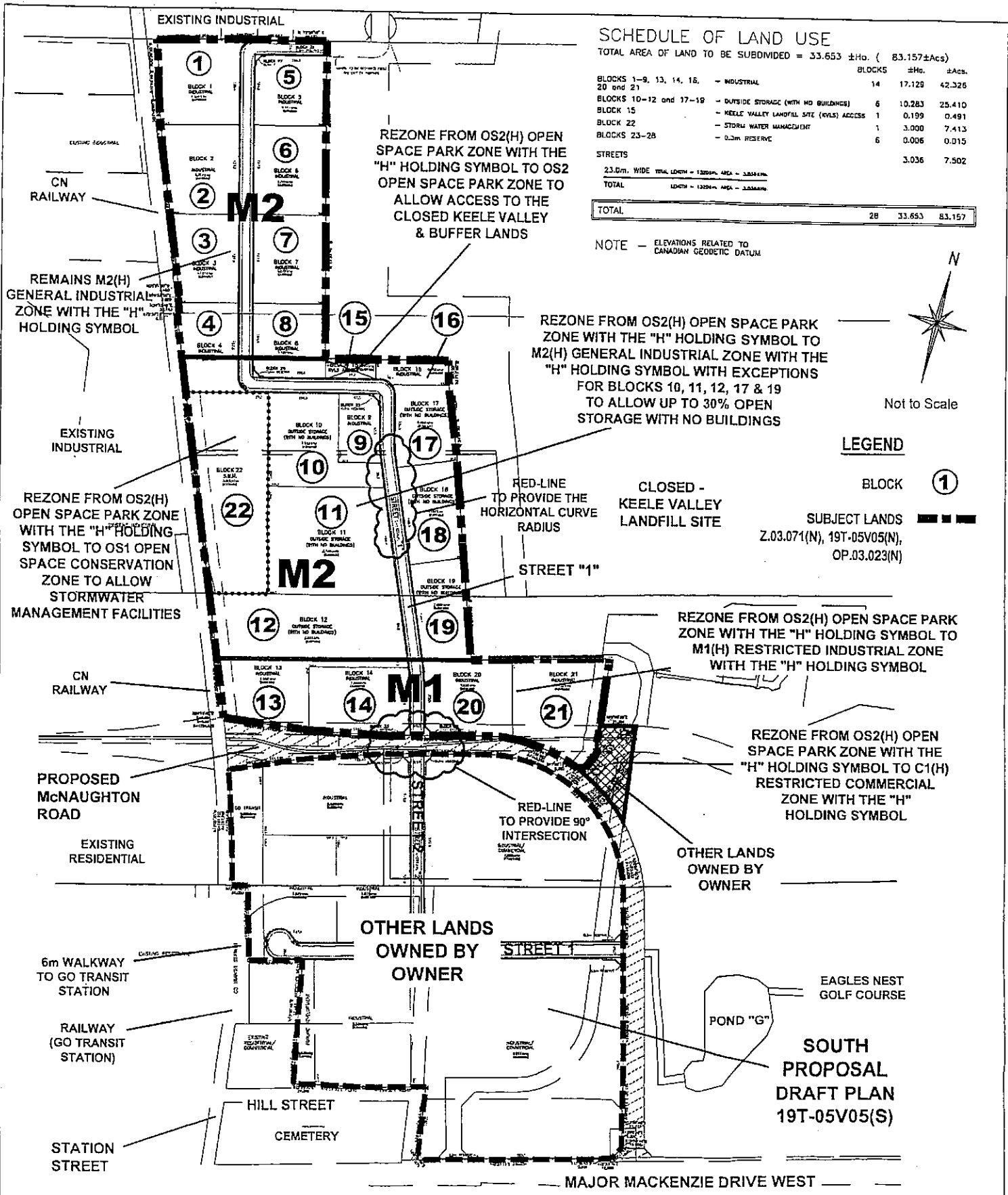
Development Planning Department

Attachment

FILE No's.:
Z.03.071(N),
OP.03.023 (N) &
19T-05V05(N)

3

January 30, 2007



SCHEDULE OF LAND USE

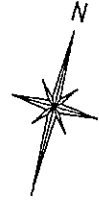
TOTAL AREA OF LAND TO BE SUBDIVIDED = 33.653 ±Acres (83.157±Acres)

BLOCKS	±Mc.	±Acres
BLOCKS 1-9, 13, 14, 15, 20 and 21	14	17.129 42.326
BLOCKS 10-12 and 17-19	6	10.283 25.410
BLOCK 15	1	0.199 0.491
BLOCK 22	1	3.000 7.413
BLOCKS 23-28	6	0.006 0.015
STREETS		3.036 7.502

23.0m. WIDE TRAIL LENGTH = 1320m. AREA = 3.036Acres
 TOTAL LENGTH = 1320m. AREA = 3.036Acres

TOTAL	28	33.653	83.157
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NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM



Not to Scale

LEGEND

- BLOCK ①
- SUBJECT LANDS Z.03.071(N), 19T-05V05(N), OP.03.023(N)

Redlined Draft Plan of Subdivision (North)



Attachment

4

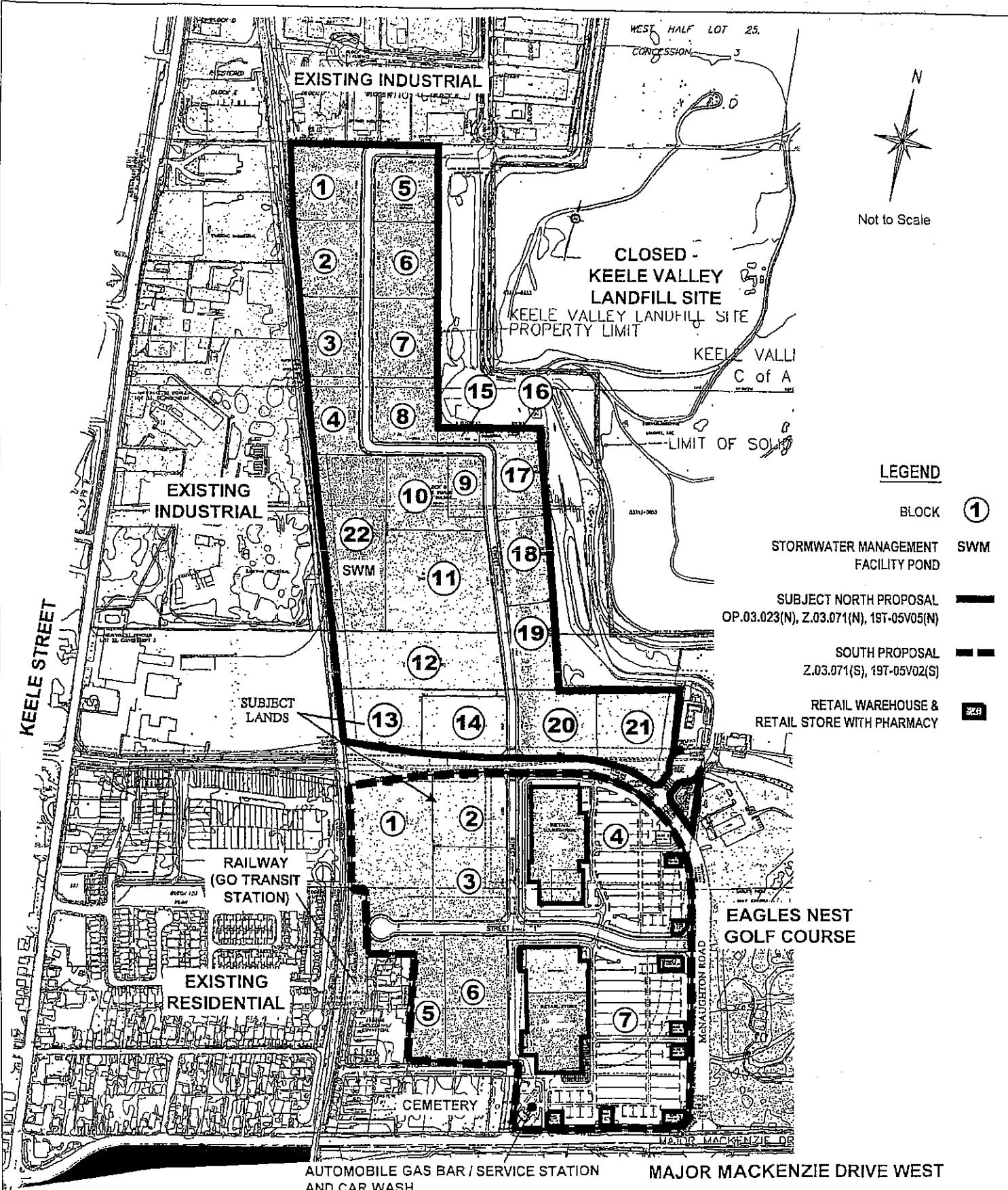
APPLICANT:
 YORK MAJOR HOLDINGS
 INC. & YORK CIRCLE
 HOLDINGS INC.

Part of Lots 22 - 24,
 Concession 3

Development Planning Department

FILE No's.:
 Z.03.071(N),
 OP.03.023(N) &
 19T-05V05(N)

January 30, 2007



Not to Scale

LEGEND

- BLOCK **①**
- STORMWATER MANAGEMENT FACILITY POND **SWM**
- SUBJECT NORTH PROPOSAL **OP.03.023(N), Z.03.071(N), 19T-05V05(N)**
- SOUTH PROPOSAL **Z.03.071(S), 19T-05V02(S)**
- RETAIL WAREHOUSE & RETAIL STORE WITH PHARMACY **[Symbol]**

McNaughton Community Land Use Plan

APPLICANT:
 YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.
 Part of Lots 21 - 24, Concession 3



Development Planning Department

Attachment

FILE No's:
 Z.03.071(N),
 OP.03.023 (N) &
 19T-05V05(N)

5

December 19, 2006






N:\DPT\1 ATTACHMENTS\Z\z.03.071_191-05v05

Oak Ridges Moraine Boundary,
Refer to Ontario Regulation Act 01/02

AQUIFER VULNERABILITY

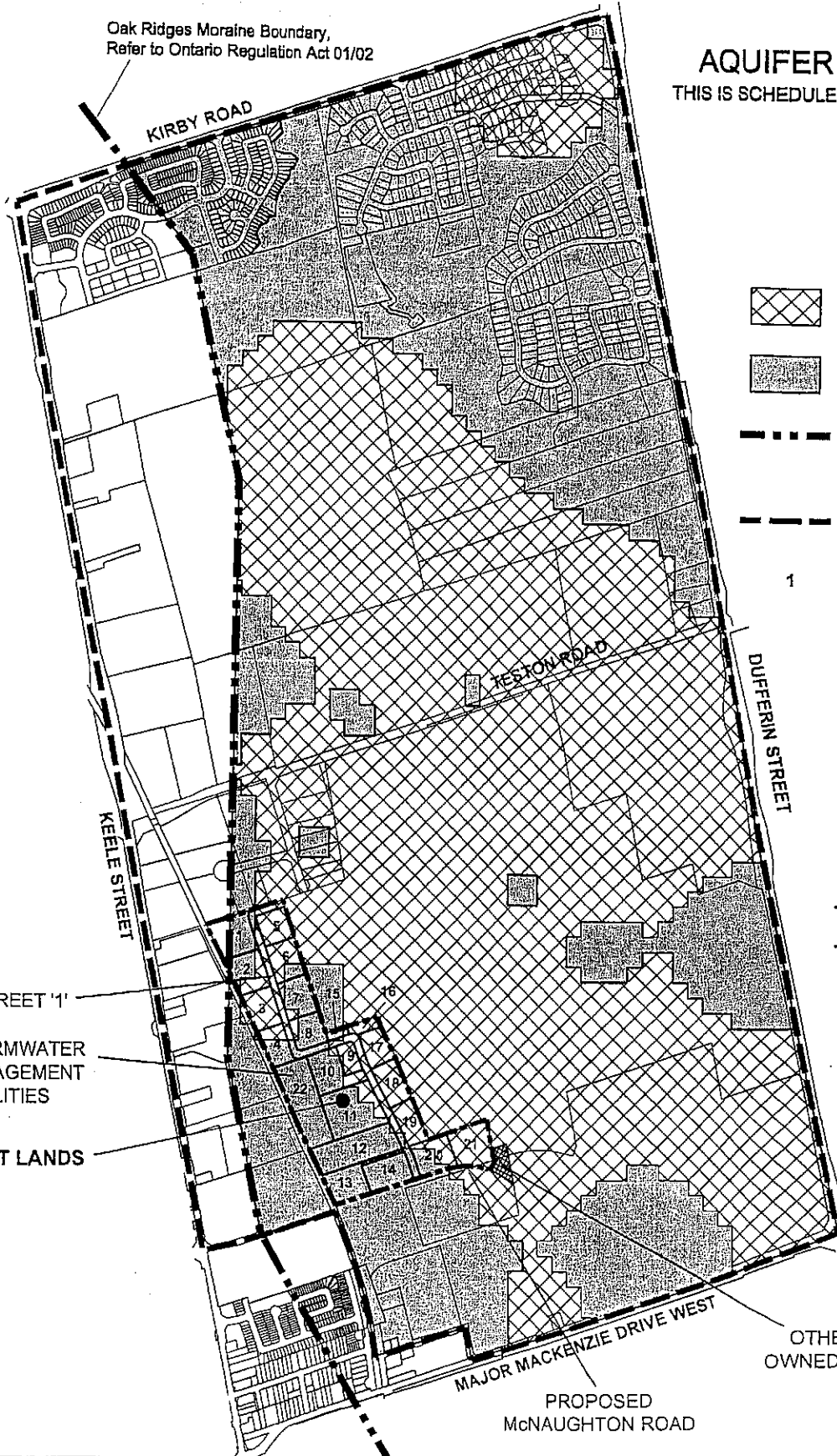
THIS IS SCHEDULE '10' TO AMENDMENT No. 604

LEGEND

-  AREAS OF HIGH
AQUIFER VULNERABILITY
-  AREAS OF LOW
AQUIFER VULNERABILITY
-  OAK RIDGES MORaine BOUNDARY -
REFER TO ONTARIO REGULATIONS
ACT 01/02
-  AREA SUBJECT TO
AMENDMENT No. 332
-  BLOCK IN DRAFT PLAN
19T-05V05(N)



Not to Scale



THIS IS SCHEDULE '10'
TO AMENDMENT No. 332

OPA #604 (Oak Ridges Moraine Conformity Plan)

APPLICANT:
YORK MAJOR HOLDINGS
INC. & YORK CIRCLE
HOLDINGS INC.

Part of Lots 21 - 24,
Concession 3



Development Planning Department

Attachment

FILE No's.:
Z.03.071(N),
OP.03.023 (N) &
19T-05V05(N)

January 18, 2007

6