

COMMITTEE OF THE WHOLE JUNE 3, 2008

ZONING BY-LAW AMENDMENT FILE Z.03.058 DRAFT PLAN OF SUBDIVISION FILE 19T-03V11 VENTANA HOMES INC. REPORT #P.2006.48

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.058 (Ventana Homes Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #2, from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to R1 Residential Zone, OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #4, to implement the proposed draft plan of subdivision shown on Attachment #3.
2. THAT Draft Plan of Subdivision File 19T-03V11 (Ventana Homes Inc.) as shown on Attachment #3, BE APPROVED, subject to the conditions of approval set out in Attachment #1.
3. THAT Council adopt the following resolution with respect to the allocation of sewage capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-03V11 (Ventana Homes Inc.) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 83 residential units.
4. THAT the respective subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

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

Communications Plan

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands and to the Maplewood Ravines Community Association respecting the revised Ventana Homes Inc. Draft Plan of Subdivision Application (File 19T-03V11) and Zoning By-law Amendment Application (File Z.03.058). Comments were received from the area residents and people in attendance at the Public Hearing held on June 19, 2006, respecting following matters:

- a) maintaining Hunterwood Chase as a closed right-of-way;
- b) the proposed density and traffic increase and construction access; and,
- c) preservation of the existing ecologically sensitive areas.

The recommendation of the Committee of the Whole on June 19, 2006 to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on June 26, 2006.

Purpose

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.03.058), specifically to rezone the subject lands shown on Attachment #2, from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to R1 Residential Zone, OS1 Open Space Conservation Zone, and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #4, to implement the proposed draft plan of subdivision shown on Attachment #3.
2. An Application for Draft Plan of Subdivision approval (File 19T-03V11) for the subject lands shown on Attachment #2, to facilitate the proposed draft plan of subdivision as shown on Attachment #3, consisting of the following:

- 83 residential lots (9.907 ha) for single detached dwellings (including two (2) residential blocks (Blocks 82 and 83) to be combined with adjacent lands to the south in Draft Plan of Subdivision File 19T-06V02)	- 9.907 ha
- Buffers, road widening and 0.3 m reserves	- 1.387 ha
- Streets	- 2.586 ha
- <u>Stormwater management pond</u>	<u>- 0.977 ha</u>
 Total Area	 14.857 ha

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Dufferin Street, north of Teston Road, municipally known as 10980, 10960 and 10944 Dufferin Street, in Part of Lot 27, Concession 3, City of Vaughan. The overall subject lands are 30.237 ha in size and comprised of approximately 14.857 ha of developable land and 15.38 ha of valleyland. The surrounding land uses are shown on Attachment #2.

On January 26, 2004, Council adopted the recommendation of the Committee of the Whole to receive a Public Hearing report respecting Zoning Amendment Application File Z.03.058 and Draft Plan of Subdivision Application File 19T-03V11 for a proposed estate residential subdivision comprised of 37 detached lots with 18 m frontages and 540 m² lot areas on a 10 ha portion of the subject lands being 10980 Dufferin Street. The Owner has since acquired additional lands to the south (10960 and 10944 Dufferin Street) for a total of 30.237 ha. As a result, the proposed draft plan of subdivision has been revised to include 83 lots (and 2 residential blocks) with 18.3 m to 22.6 m frontages and lot areas of 567m² to 904 m², as shown on Attachment #3.

In February 2006, Ventana Homes Inc., in conjunction with Dufferin Heights Estates Inc. (the landowners to the south) jointly submitted an Official Plan Amendment Application (File OP.06.007) to increase the permitted density on both land holdings from 5.5 units/ha to 7.2 units/ha. The Official Plan Amendment Application was considered at a Public Hearing held on April 18, 2006. The following issues were raised at the meeting and will be addressed later in this report:

- a) the disruption to the existing ecologically sensitive area and the establishment of the development limits; and,

- b) the proposed density increase and site access.

The Official Plan Amendment Application (File OP.06.007) was approved by Council on December 10, 2007, and OPA #681 was subsequently adopted, and is in effect, to implement Council's decision. A discussion of the density is provided later in this report.

Provincial Policy Statement

The Provincial Policy Statement promotes healthy, liveable and safe communities by, among other ways, avoiding development and land use patterns which may cause environmental or public health and safety concerns. By preserving the valleylands and providing buffer areas adjoining the westerly lots on the subject lands and by increasing the density and thereby the number of potential residents into the area, the proposed plan of subdivision is consistent with the policies, goals and objectives of the Provincial Policy Statement.

City Official Plan

The subject lands are designated "Executive Residential" within the "North Maple Residential Area" and "Open Space" by OPA #332, as amended by OPA #535 (Maple Valley Plan), and further amended by OPA #681, which came into force on April 2, 2008.

OPA #681 applies to both the subject lands and the lands to the immediate south, being Dufferin Heights Estates, and permits an overall maximum net residential density over the entire lands of 6.14 units/ha. OPA #681 was based on a total land area of 16.77 ha calculated over the Ventana Homes Inc. and Dufferin Heights Estates lands. The density proposed over both landholdings is summarized as follows:

Land Owner	Land Area (ha)	Number of Units	Density (units/ha)
Ventana Homes Inc. (19T-03V11)	13.88 ha	83	5.97
Dufferin Heights Estates (19T-06V02)	2.89 ha	20	6.92
Total	16.77 ha	103	6.14

The Ventana Homes Inc. draft plan of subdivision yields a net residential density of 5.97 units/ha, which conforms to OPA #681. The Dufferin Heights Estates subdivision is at a slightly higher net residential density of 6.92 unit/ha. The net residential density generated on both land holdings will yield an overall density of 6.14 units/ha, which would conform with the Official Plan.

Oak Ridges Moraine Conservation Plan

The subject lands are also designated "Oak Ridges Moraine Settlement Area" and "Oak Ridges Moraine Natural Core Area" (Open Space) by City OPA #604 (Oak Ridges Moraine Conformity Plan). The property contains a number of key natural heritage features and hydrologically sensitive features including Life and Earth Science ANSI's, Significant Woodlots, Significant Valleylands, a permanent and intermittent stream, and wetlands. The purpose of the "Natural Core Area" is to maintain and where possible improve or restore the ecological integrity of the Plan Area by:

- a) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;
- b) maintaining or restoring natural self-sustaining vegetation and wildlife habitat;
- c) maintaining the quantity and quality of groundwater and surface water;
- d) maintaining groundwater recharge;
- e) maintaining natural stream form and flow characteristics; and,
- f) protecting landform features.

On March 27, 2006, the Toronto and Region Conservation Authority, and the Development Planning Department conducted a walk visit on the subject lands to delineate the limit of the natural features on the subject lands, which included the physical top of bank along with the dripline of significant vegetation. A general 10 m buffer, which is consistent with the Toronto and Region Conservation Authority Valley and Stream Corridor Management Program, 1994, is proposed and expected to be fenced from the adjoining lots and dedicated public ownership. The general buffer is recommended by the Environmental Report prepared by Ages Consultants, dated July 2006, and can be varied slightly in specific locations (i.e. behind Lots 3 through 5, where there are less sensitive old field and plantation communities).

The Ages Environmental Report concludes that the proposed development meets the requirements of OPA #604 (Oak Ridges Moraine Conformity Plan). The Development Planning Department has reviewed the report and concurs with its conclusions.

Zoning

The developable portion of the subject lands are currently zoned A Agricultural Zone and the valleylands are zoned OS5 Open Space Environmental Protection Zone, by By-law 1-88. An amendment to the Zoning By-law is required to rezone the subject lands to R1 Residential Zone, OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4 to implement the proposed draft plan of subdivision, shown on Attachment #3. No exceptions to the zoning by-law are requested.

Block 84 as shown on Attachment #3 will be zoned OS1 Open Space Conservation Zone to facilitate a stormwater management pond, which is approximately 0.977 ha in size. Blocks 85 and 86 (adjacent the most westerly residential lots) provide for a buffer area and will be zoned OS5 Open Space Environmental Protection Zone in the manner consistent with the zoning on the existing subdivision to the north, and conveyed to either the City of Vaughan or the Toronto and Region Conservation Authority.

Block 109 (existing residential) will be zoned OS5 Open Space Environmental Protection Zone to maintain the existing environmental conditions and the integrity of the slope of the valley. The existing dwelling and frame sheds are being retained on Block 109. The Toronto and Region Conservation Authority requires that any proposed redevelopment to the existing structures would require the completion and approval of an Environmental Impact Study, which addresses conformity to the Oak Ridges Moraine Conservation Plan and policies for reconstruction, to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.

The Development Planning Department has reviewed the proposed zoning for the subject land as shown on Attachment #4. The proposed zone categories would result in a draft plan of subdivision and building forms that are compatible with the surrounding land uses and also protect the environmentally sensitive valley lands. Accordingly, the Development Planning Department can support the Zoning By-law Amendment Application.

Subdivision Design

The Draft Plan of Subdivision, as shown on Attachment #3, proposes a total of 83 residential lots, which includes 2 blocks (Blocks 82 and 83) that will be combined with adjacent Blocks 20 and 21 in the southerly Draft Plan of Subdivision 19T-06V02 to form 2 complete lots.

The southerly extension of Hunterwood Chase from the existing subdivision to the north is proposed on the subject lands. In response to the surrounding landowners' concerns considered at the June 19, 2006 Public Hearing, "Hunterwood Chase" (Street "1"), a 20.0 m wide right-of-way, has always been intended to extend through the subject lands and not terminate at the northerly property line in a cul-de-sac. Access to Dufferin Street in the proposed subdivision will be by way of the extension of Hunterwood Chase. The Owner has agreed to install an entry feature at the intersection of Dufferin Street and Hunterwood Chase (Street "1"), to the satisfaction of the Development Planning Department. Streets "2", "3", "4" and "5" branch off from the Hunterwood Chase extension into 18.5 m wide right-of-way roads. Street "5" will end in a cul-de-sac with Lots 68 and 69 having flankage along Dufferin Street.

The proposed draft plan of subdivision would result in a logical extension of the road pattern from the existing residential development to the north (existing R1 Residential Zone) through the subject lands. The lotting pattern is similar to the existing residential lots to the north, though the lot sizes, frontages, areas and depths are smaller in the proposed subdivision. The minimum lot area and frontage for the lots within the existing adjacent residential area to the north is 1,052.7 m² and 23.0 m, respectively. The proposed minimum lot area and frontage for the lots in the subject lands is approximately 567.3 m² and 18.3 m. The proposed lotting meets the minimum zoning requirements of the proposed R1 Residential Zone. Single detached dwelling units are proposed on the subject lands. The proposed lot size although smaller than those to the north are still large and will result in dwellings and a building form that is compatible with the existing residential development to the north. The proposed residential subdivision to the south (Draft Plan of Subdivision File 19T-06V02-Dufferin Height Estates) is accessed from the southerly extension of Street "3" on the subject lands.

An existing residential dwelling is located on Block 109 (approximately 3.086 ha), which is accessed from Street "2". The Owner intends to maintain the existing dwelling, which is on lands partially located in the OS5 Open Space Environmental Protection Zone. Block 109 will be rezoned from A Agricultural Zone to OS5 Open Space Environmental Protection Zone and will permit only the existing dwelling on the lands.

The buffer lands (Blocks 85 and 86) are located along the lands beyond the staked natural features line and will be rezoned to OS5 Open Space Environmental Protection Zone and conveyed to either the Toronto and Region Conservation Authority or the City of Vaughan.

Energy Star

On November 12, 2007, Vaughan Council adopted Energy Star Conditions to be included in all Draft Plan of Subdivision approvals. The proposed Draft Plan of Subdivision will be subject to the Energy Star requirements, and the conditions of approval are provided on Attachment #1.

City Engineering Department

(i) Water Supply

The draft plan is located within Pressure District 8 of the York Water Supply System. The north end of the site, along Mapledown Way borders the Pressure District 8 and Pressure District 9 boundary. There is an existing pressure reducing valve at the boundary and a check valve is proposed to be constructed in-line with the existing system.

(ii) Storm Drainage

A stormwater management facility has been proposed to accommodate stormwater flow from the subject land. The flows are proposed to be directed through the site to a large culvert along Dufferin Street and east into Block 13; the flows then naturally drain southwards to Block 12. As part of the engineering design and prior to the initiation of any grading within the draft plan, the applicant shall provide an engineering report for the review and approval by the City that describes the proposed storm drainage system to develop the subject lands, and include, but not be limited to, the following items:

- a) plans illustrating the proposed system and its connection into the existing storm system;
- b) storm water management techniques that may be required to control minor or major flows;
- c) detail all external tributary lands, and include the existing residence(s); and,
- d) proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

(iii) Sanitary Servicing

The draft plan of subdivision is tributary to the Bathurst Langstaff Trunk Collector Sewer. The associated sanitary flows will be directed from the existing OPA #332 lands in Block 20 to Block 12 via a proposed sanitary sewer. A Schedule 'B' Class Environmental Assessment has been recently completed and the Environmental Screening Document has been filed with the Ministry of the Environment.

On March 31, 2008, Vaughan Council endorsed the assignment of future servicing allocation capacity to various active development applications throughout the City of Vaughan. The Region of York's release of this assigned additional servicing capacity to the City of Vaughan is based on the completion of the Regional Bathurst and Langstaff trunk sewers and was to be made available for allocation by the City one year prior to the service target date for the Bathurst and Langstaff trunk sewers. On October 9, 2007, the City of Vaughan received written confirmation from the Region of York that the trigger conditions to permit pre-sales of the assigned units have been met and therefore, the Region has no objection to allowing pre-sales and allocation of these units by the City of Vaughan. As a result, the proposed draft plan of subdivision may be recommended for allocation of servicing capacity for a total of 83 units.

(iv) Environmental Site Assessment (ESA)

A Phase 1 Environmental Site Assessment (ESA) Report has been approved to the satisfaction of the Engineering Department. The Record of Site Condition, under Registration Number 36305, has been filed with the Ontario Ministry of the Environment.

(v) Environmental Noise Impact

Due to the proximity of the draft plan to Dufferin Street, the applicant is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road such as Dufferin Street, to be constructed with mandatory central A/C. All required acoustic barriers abutting public lands shall be constructed with berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3m road reserve.

(vi) Road Network

The local roads are proposed as 18.5 metre wide right-of-ways on Streets 2, 3, 4 and 5 within the draft plan. The applicant is advised that the current City of Vaughan Engineering Standards recommends a 20.0 metre cross-section on local residential through roads and 18.5 metre cross-section on a cul-de-sac road with less than 40 residential units. As per OPA #332, under Transportation Section 3.6d) "Local Streets", Subsection ii) requires local roads to have 17 metre, 18.5 metre or 20 metre right-of-ways. Considering that the 18.5 metre and 20.0 metre right-of-way cross-sections share the same pavement width (8.5 metre) and sidewalks are not required on the subject streets, the Engineering Department has no objection to establishing 18.5 metre road allowances for Streets 2, 3, 4 and 5 within this draft plan. In addition, the design of Street 1 is proposed as a 20.0 metre wide right-of-way to match the existing abutting roadway and meets the current City of Vaughan Engineering Standard.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the approval of the Zoning By-law Amendment Application (File Z.03.058) and Draft Plan of Subdivision Application (File 19T-03V11). The TRCA's conditions of approval are included on Attachment #1.

The Owner has agreed to address TRCA issues pertaining to the treatment of Block 109 by incorporating an additional 0.799 ha of land into Buffer Block 86, as shown on Attachment #3, for a total land area of 0.906 ha from 0.107 ha.

Archaeological Assessment

The Owner submitted a Phase 1 and Phase 2 Archaeological Assessment, which revealed no archaeological resources that would represent a concern. The Ministry of Culture is aware of the application and final clearance by the Ministry on the archaeological assessment is pending.

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, do not object to the proposed draft plan of subdivision.

Canada Post

Canada Post Corporation has no objection to the proposed plan of subdivision, subject to the conditions of draft approval provided in Attachment #1.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan and Manage Growth & Economic Vitality".

Regional Implications

On June 23, 2005, Regional Council approved additional interim servicing capacity of 5,300 units to the City of Vaughan. In order for the proposed development to use any of this interim allocation, it is required that the Bathurst Langstaff Trunk Sewer be completed.

Prior to the registration of the proposed subdivision plan, the Region will confirm that the required infrastructure has been completed to a satisfactory point that ensures servicing will be online upon occupancy and that sufficient water and wastewater servicing capacity has been allocated by the City of Vaughan.

The Region has advised that they have no objection to the approval of the proposed subdivision, subject to the Conditions of Approval in Attachment #1.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.03.058 and Draft Plan of Subdivision File 19T-03V11 (Ventana Homes Inc.), in accordance with the applicable policies of the Official Plan, the requirements of the Zoning By-law, the Provincial Policy Statement, the Oak Ridges Moraine Conformity Plan, and the area context. The proposed Draft Plan of Subdivision consisting of 83 residential lots conforms to the permitted uses and density requirements of the Official Plan. The applications will facilitate a residential development form that is compatible with the surrounding land uses and provide for the protection of environmental features to the satisfaction of the Toronto and Region Conservation Authority and the City.

The Development Planning Department can support the approval of the Zoning By-law Amendment Application and the Draft Plan of Subdivision Application, subject to the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-03V11
4. Proposed Zone Boundaries

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-03V11
VENTANA HOMES INC.
PART OF LOT 27, CONCESSION 3, CITY OF VAUGHAN**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated April 15, 2008.
2. The lands within this Plan shall be appropriately zoned by a site-specific zoning by-law, which shall come into effect in accordance with the provisions of The Planning Act. The zoning categories to be applied to facilitate the related Draft Plan of Subdivision Application (File 19T-03V11), are as follows:
 - a) R1 Residential Zone;
 - b) OS1 Open Space Conservation Zone;
 - c) OS5 Open Space Environmental Protection Zone.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 135-2007.
4. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. Prior to final approval, easements required for utility, drainage and/or construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances. The Owner shall advise 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.
6. Prior to final approval of the Plan, the City and Region of York Environmental Services Department, Water and Wastewater Branch, shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development.
7. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York Transportation Services Department.
8. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.

9. The Owner shall agree in the subdivision agreement that no building permits will be issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed development.
10. Prior to final approval of the plan, any and all appropriate revisions, as required, shall be made to the Municipal Services Report and all associated reports to the satisfaction of the City.
11.
 - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream 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 development agreement with PowerStream Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. (former Hydro Vaughan Distribution Inc.) and the City.
12. Prior to final approval, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of the Block and Lot areas, Lot Frontage and Lot Depth in accordance with the approved Zoning By-law for the Block and Lots within the Plan.
13. The Owner shall agree to design, purchase materials and install a street lighting system along Dufferin Street and Streets "1" to "5", compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
14. Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan to the satisfaction of the City. The plan shall address but not be limited to the following issues:
 - co-ordination of the urban design/streetscape elements as they relate to the adjacent development to the north (65M-3821) including entrance features, parkettes, trail heads and fencing;
 - community edge treatments along Dufferin Street;
 - the appropriate configuration and landscape treatment of the stormwater management pond block 84;
 - valleylands edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;
 - the appropriate integration with the approved Maple Valley Master Plan Report; and
 - the pedestrian urban connections between streets and within the neighbourhood.
15. 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.

16. Prior to final approval of the plan, the Owner shall prepare a detailed edge management/restoration plan study for the perimeter of the valley/open space blocks and buffers. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges of the valley, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

The Owner shall provide a report for a 20 metre zone within all staked open space/valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

17. That the following warning clauses that Council approved on September 29, 1997, with respect to "Tree Fees" shall be included in the subdivision agreement as follows:
 - "Purchasers and/or tenants are advised that the City has not imposed a "Tree Fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any "Tree Fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
 - "Purchasers and/or tenants are advised that the planting of trees in City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting conceptual location for boulevard trees shall be provided by the Owner and shall be included as a schedule in this subdivision agreement. This is only a conceptual plan and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
18. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence or approved equal along the limits of the residential lots that abut an open space/ valley buffer block or storm pond (Block 84).
19. Notwithstanding the general provisions (Subsection 5.1) that are typically included in the Subdivision Agreement, the City may issue model home building permits provided that the land is zoned to the satisfaction of the City and the appropriate conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
20. a) Prior to final approval of the plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archaeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the Owner's expense, and the same report shall identify any significant archaeological 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 (Heritage Operations Unit) approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the Ministry for review and approval.

- b) Prior to final approval or registration of the development application or plan of subdivision, the Owner by way of development application or subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.
21. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
22. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for the Lots and Blocks on the Plan:
- "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
 - "Purchasers and/or tenants are advised that any roads ending in a temporary turn around may be extended in the future to facilitate development of the adjacent lands, without further notice."
23. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks:
- a) Within the entire subdivision plan:
- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
 - "Purchasers and/or tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic, on Dufferin Street may occasionally interfere with some activities of the dwelling occupants and the outdoor sound level may exceed the Municipality's and the Ministry of the Environment's noise criteria."
 - "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
24. The Owner shall, if required, agree in the subdivision agreement to erect a permanent 1.8m high acoustic fence barrier or approved equivalent along certain limits of the property as identified to the satisfaction of the City Engineering Department.
25. The following warning clause shall be included in all Offers of Purchase and Sale or Lease:

- "The Owner shall inform the public and all purchasers and tenants that this development will function as a subdivision and all details and associated costs shall be presented in the sales office, and through marketing material, etc."
26. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and no building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc;
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
 - the location of parks, open space, stormwater management facilities and trails;
 - the location of institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded residential for townhouses and units permitting business and professional office uses;
 - the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, (905) 832-8585."

"For detailed grading information, please call the developer's engineering consultant, (name) at _____".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]
27. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a building permit.
28. 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.

29. The Owner acknowledges that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in variation to the road and lotting pattern, and number of lots, to the satisfaction of the City.
30. Prior to final approval of the Plan, any and all appropriate revisions, as required shall be made to the Block Plan for Block 20 and all associated reports to the satisfaction of the City.
31. Prior to final approval of the Plan or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrogeological impact study that identifies any local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision. The Owner shall agree in the subdivision agreement to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development, to the satisfaction of the City as well as connect any existing residences which remain in place after development to the municipal system.
32. (a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 20 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 20. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner shall acknowledge that parkland shall be dedicated and/or cash-in-lieu paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".
- (b) Prior to final approval of the Plan, the Trustee for Block 20 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 20 Landowners Cost Sharing Agreement.
33. Prior to final approval of the plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
34. Prior to final approval, the Owner's Consultant shall certify that the internal roads within this Plan have been designed to comply with the internal roads of the approved Block Plan and that the pattern of the street and the layout of the blocks within the plan have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.
35. Prior to final approval of the plan, the Owner shall provide a revised Water Supply Analysis for review and approval to the satisfaction of the Engineering Department, if required.

36. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, sideslopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
37. The Owner shall ensure that all part blocks within the plan of subdivision shall only be developed in conjunction with abutting part blocks of adjacent draft plans of subdivision.
38. The Owner shall include the following warning clauses in all Offers of Purchase and Sale or Lease for all dwellings within the Plan:
- “The Owner be advised that portions of the surrounding area have been identified by the Ministry of Natural Resources as an area containing aggregate resources. The west half of Lot 30, Concession 2, which is located immediately east of the north easterly portion of the lands in the OPA 332 Planning Area is currently zoned M4 (Pits and Quarries Industrial Zone). All of these lands may be subject to an application to the Ministry of Natural Resources for an aggregate extraction license.”
 - “The purchaser and/or tenant are aware that the property is located in proximity to the Keele Valley Landfill Site and the Avondale Composting Site. The purchaser and/or tenant is aware that during their operating lifetime the landfill and composting facilities may continue to create noise, odours, dust and/or visual impact which may, from time to time under certain atmospheric conditions, be noticed by the occupants of the property.”
39. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan:
- “Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Street “1” may be subject to public transit bus traffic, and that necessary bus stops and passenger amenities will be placed accordingly.”
 - “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 this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

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

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

40. Blocks 87 and 88 in the draft plan of subdivision (File 19T-03V11) to be conveyed to the City for landscaping buffer.
41. Blocks 85 and 86 in the draft plan of subdivision (File 19T-03V11) to be conveyed to the City or the TRCA for landscaping buffer.
42. Block 84 in the draft plan of subdivision (File 19T-03V11) to be conveyed to the City for stormwater management facility.
43. Block 89 in the draft plan of subdivision (File 19T-03V11) to be conveyed to the Region of York for road widening.
44. The Owner shall erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
45. Prior to final approval of the plan, the Owner shall forward a copy of the Noise Report to the satisfaction of the City. The Owner shall satisfy all requirements with respect to noise attenuation measures within the Plan and include the necessary warning clauses in the Offers of Purchase and Sale for those lots affected. The warning clauses pertain to noise levels from traffic and construction and building activities.
46. The Owner shall maintain and not remove the temporary vehicular turn-around until the development of the adjacent lands and the extension of the road allowances. Following the extension of the road allowances, the Owner shall remove the temporary vehicular turn-around and restore the affected roadway and boulevards at his cost and to the satisfaction of the City.
47. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks within the Plan:
 - Purchasers and/or tenants are advised that Street "3" ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands without further notice.”
 - “Purchasers and/or tenants are advised that the adjacent open space, woodlot or storm water management facility are designed for renaturalization and therefore shall receive minimal maintenance.”

48. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks within the Plan:
 - “Purchasers and/or Tenants are advised that dwellings on Blocks 82 and 83, may front onto a temporary vehicular turn-around and/or hammerhead. The temporary vehicular turn-around and/or hammerhead will be removed upon the development of the adjacent lands and the extension of the road allowance.”
49. The Owner shall 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 coordinated and completed at the cost of the Owner.
50. The Owner shall ensure that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
51. Prior to final approval of the Plan, the City shall confirm that adequate water supply capacity and sewage treatment capacity are available and have been allocated, and that any required improvements to the existing system to service this development have been completed to the satisfaction of the City.
52. Where the Owner proposed to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a building permit.
53. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Subdivision as and when each dwelling unit is constructed.
54. Prior to final approval, the City shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Board(s).
55. As part of Phase 5 of the Class Environmental Assessment (Class EA) process the Owner shall implement the mitigation measures outlined in Table 5 of the Environmental Screening Document (ESD). The ultimate sanitary sewer outlet for the Block 20 OPA 332 lands shall be designed and constructed to the satisfaction of the City and in accordance with the approved environmental assessment.
56. Emergency storage to the temporary Block 12 sanitary pumping station and associated potential financial securities shall be determined and provided by the Owner to the satisfaction of the City.
57. Prior to the City signing off on the Ministry of Environment (MOE) certificates for construction, the Owner's properly qualified environmental consultant shall have to certify, to the satisfaction of the City that:

- a) Any septic system(s) and any well(s) found have been decommissioned in accordance with the proper regulations; and,
 - b) The debris (concrete, wood, bricks, wood piles and the wire fence), as identified in "A Report to Ventana Homes Inc., Phases I and II, Environmental Site Assessment, Proposed Residential Development, 10944, 10960 and 10980 Dufferin Street, City of Vaughan", by Soil Engineers Ltd., revised on November 14, 2007, have been removed and disposed off site properly.
58. As part of Phase 5 of the Class Environment Assessment (Class EA) process, the Owner shall implement the mitigation measures outlined in Table 5 of the Environmental Screening Document (ESD). The ultimate sanitary sewer outlet for the Block 20 OPA #332 lands shall be designed and constructed to the satisfaction of the City and in accordance with the approved environmental assessment.
59. Emergency storage to the Temporary Block 12 sanitary pumping station and associated potential financial securities shall be determined and provided by the Owner to the satisfaction of the City.
60. The Owner shall agree to the ENERGY STAR® conditions as follows:
- a) The Owner agrees that wording will be included in the subdivision agreement requiring all residential units to be built to ENERGY STAR® for New Homes Technical Specifications (Version 2.0 or most current) standards, and agrees to comply with the ENERGY STAR® for New Homes Administrative Procedures (September 2006 or most current) process requirements for design, inspection and certification.
 - b) Prior to the issuance of a building permit, the Owner/builder shall have prepared, by a Certified Energy Evaluator, an ENERGY STAR® for New Homes "Building Option Package" or develop a custom package using EnerGuide for New Houses (EGNH) software with respect to housing design and construction techniques and implementation methods to ensure that all the residential units within the draft plan are ENERGY STAR® qualified. Such package shall be prepared at the Owner's expense and submitted to the Chief Building Official for information.
 - c) Prior to the issuance of a building permit, the developer and/or builder and/or applicant for the building permit is to provide the Chief Building Official with verification that the proposed homes have been enrolled with EnerQuality Corporation in the ENERGY STAR® for New Homes *program*, including signing an ENERGY STAR® Participant Administrative Agreement for Builders of ENERGY STAR® Qualified New Houses.
 - d) Prior to the issuance of an occupancy permit (provisional occupancy certificate), the Owner shall provide testing verification for each dwelling unit to the City to ensure that all homes have been ENERGY STAR® qualified at the completion of construction. ENERGY STAR® labeling shall be affixed to the home.

Region of York Conditions

61. Prior to Final Approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
62. Prior to final approval of any residential lands the following shall occur:
 - York Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Bathurst Langstaff Trunk Sewer; or,
 - the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - the Regional Commissioner of Environmental Services confirms servicing capacity for this development by a suitable alternative method and the City allocates sufficient capacity to this development.
63. The Owner shall agree in the subdivision agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
64. Prior to Final Approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required York Region road improvements for this subdivision. The report/plan, submitted to the York Region Transportation Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
65. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation Services Department, to implement the recommendations of the functional transportation report/plan as approved by the York Region Transportation Services Department.
66. Prior to Final Approval, the Owner shall submit detailed engineering drawings, to the York Region Transportation Services Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the York Region Transportation Services Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
67. Prior to Final Approval, the Owner shall demonstrate, to the satisfaction of the York Region Transportation Services Department, that all existing driveways along The York Region road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

68. Prior to Final Approval, the Owner shall demonstrate, to the satisfaction of the York Region Transportation Services Department, that elevation along the streetline shall be 0.3 metres above the centreline elevations of the Regional roadway.
69. Prior to Final Approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) all existing woody vegetation within the Regional Road right-of-way;
 - b) tree protection measures to be implemented on and off the York Region right-of-way to protect vegetation within right-of-way;
 - c) any woody vegetation within the Regional Road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within Regional Road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal; and,
 - d) a planting plan for all new and relocated vegetation to be planted within the Regional Road right-of-way.
70. Prior to Final Approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the York Region Transportation Services Department recommending noise attenuation features.
71. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation Services Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of York Region's Transportation Services Department.
72. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation Services Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
73. Where noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to York Region's Transportation Services Department, as follows:
 - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
 - b) that noise fences adjacent to the York Region roads may be constructed on the private side of the 0.3 metre reserve and may be maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) that maintenance of the noise barriers and fences bordering on The York Region right-of-ways shall not be the responsibility of York Region; and,

- d) that any landscaping provided on York Region's right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by The York Region Transportation Services Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
74. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation Services Department, that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
- a) a widening across the full frontage of the site where it abuts Dufferin Street of sufficient width to provide a minimum of 18 metres from the centreline of construction of Dufferin Street;
 - b) a 15.0 metre by 15.0 metre daylight triangle at the northwest and southwest corners of Dufferin Street and Street "1";
 - c) a 0.3 metre reserve across the full frontage of the site where it abuts Dufferin Street; and adjacent to the above noted widenings; and,
 - d) an additional 2.0 metre widening, 40.0 metres in length, together with a 60.0 metre taper for the purpose of a southbound right turn lane at the intersection of Dufferin Street and Street "1".
75. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation Services Department, to convey to York Region a 0.3 metre reserve along the entire frontage of the site except at the approved access location, adjacent to the above noted widening, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.
76. Prior to Final Approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
77. Prior to Final Approval, the Owner shall certify, in wording satisfactory to the Regional Transportation Services Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of

conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.

78. Prior to Final Approval, the Owner shall demonstrate, to the satisfaction of the York Region Transportation Services Department that Street "1" shall be designed to intersect Dufferin Street at a right angle and shall be located directly opposite the cemetery access.
79. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the possible longer-term future introduction of transit service along Dufferin Street, and customer amenities typically associated with such service. These will be determined accordingly to the satisfaction of York Region Transit (YRT) and the City of Vaughan, as applicable, prior to any such implementation. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
80. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway(s) to the Regional roadway as follows:

- From Street "5" to "Dufferin Street"

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

81. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 80 above.
82. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway(s) unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have/will have transit services.

Future YRT/Viva transit services are also planned for the following roadway[s] or sections of:

- Dufferin Street

83. Concrete pedestrian access shall be provided connecting the subject lands to the Regional roadway as follows:

- Connecting the eastern bulb of 'Street 5' with the west side of Dufferin Street, at 'BL-87'

The concrete pedestrian access shall be provided at no cost to York Region and concurrent with construction of necessary sidewalks.

Sidewalks and concrete pedestrian access shall be provided in accordance with OPSD 310.010, 310.020, 310.030 and should be provided "at grade" (i.e. without stairs, inclines, etc.).

84. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing area(s)/shelter pad(s) identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing area(s)/shelter pad(s) shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT, passenger standing area(s) and shelter pad(s) shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Dufferin Street (southbound)	Street "1" (near-side)	Adjacent to BLOCK 84	YRT-1.02 or 1.03	-

The passenger standing area(s)/shelter pad(s) shall be provided at no cost to York Region and concurrent with construction of necessary sidewalks.

85. The Owner shall agree in the subdivision agreement that the passenger standing area/shelter pads identified in Condition 84 shall be installed to the satisfaction of the area municipality and York Region Transit. Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the consultant needs to confirm with YRT the final bus stop locations/requirements. The consultant shall contact the YRT Facilities Supervisor at (905) 762-1282 (ext. 5600) to confirm final details.

86. Prior to plan execution, the Owner shall submit drawings showing the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads, as applicable, for York Region Development Approval Department's review and comments.

87. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Condition 86. This includes potential transit routes, bus-stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps & providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and the Future Plan maps are available from YRT upon request.

88. Prior to Final Approval, the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation Services Department, outlining all requirements of the Regional Transportation Services Department.
89. Prior to Final Approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to the York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
90. The Owner shall agree to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-laws DC-0005-2003-050 and DC-0005(a)-2005-060.

Toronto and Region Conservation Authority (TRCA)

91. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report for the review and approval of the Toronto and Region Conservation Authority (TRCA) that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing and Preliminary Stormwater Management Study for this area. This report shall include:
 - plans illustrating how this drainage system will tie into surrounding drainage systems, i.e. is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities, which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) Regulation; and
 - overall grading plans for the subject lands.
92. That the Draft Plan of Subdivision be redlined revised in order to meet the requirements of Condition 91, if necessary.
93. That the implementing zoning by-law recognizes Blocks 85 and 86 in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
94. That the implementing zoning by-law recognizes Block 109 (existing residential) in an appropriate zoning category, which has the effect of prohibiting future intensified

- development, beyond that of existing residence located on-site, to the satisfaction of TRCA.
95. That a copy of the adopted implementing zoning by-law be provided to the TRCA, when available, to facilitate the clearance of conditions of approval.
 96. That Blocks 85 and 86 be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges or encumbrances.
 97. That the Owner submit a revised draft plan illustrating the addition of the redline revised block to Buffer Block 86, to the satisfaction of TRCA.
 98. That the Owner successfully obtain a permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for site grading on the subject property.
 99. That the Owner successfully obtain a permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for development of the stormwater management pond and associated outfall.
 100. That the Owner submit Edge Management/Restoration Planting Plans for Open Space Buffer Blocks 85 and 86 (plus redlined revised block).
 101. That the applicant submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction (www.sustainabletechnologie.ca).
 102. That plant species in the draft plan area, identified as rare and significant on the Oak Ridges Moraine, be relocated to the adjacent open space system, prior to initiation of grading on the site OR that an erosion and sediment control plan which illustrates the isolation of plant species locations be submitted to the TRCA for review and approval.
 103. That the Owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition 91;
 - b) to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c) to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA; and,
 - d) to erect a permanent fence to the satisfaction of the TRCA for Lots 1 to 4 inclusive.
 104. That a copy of the fully executed subdivision agreement be provided to the TRCA when available, in order to expedite the clearance of conditions of draft approval.

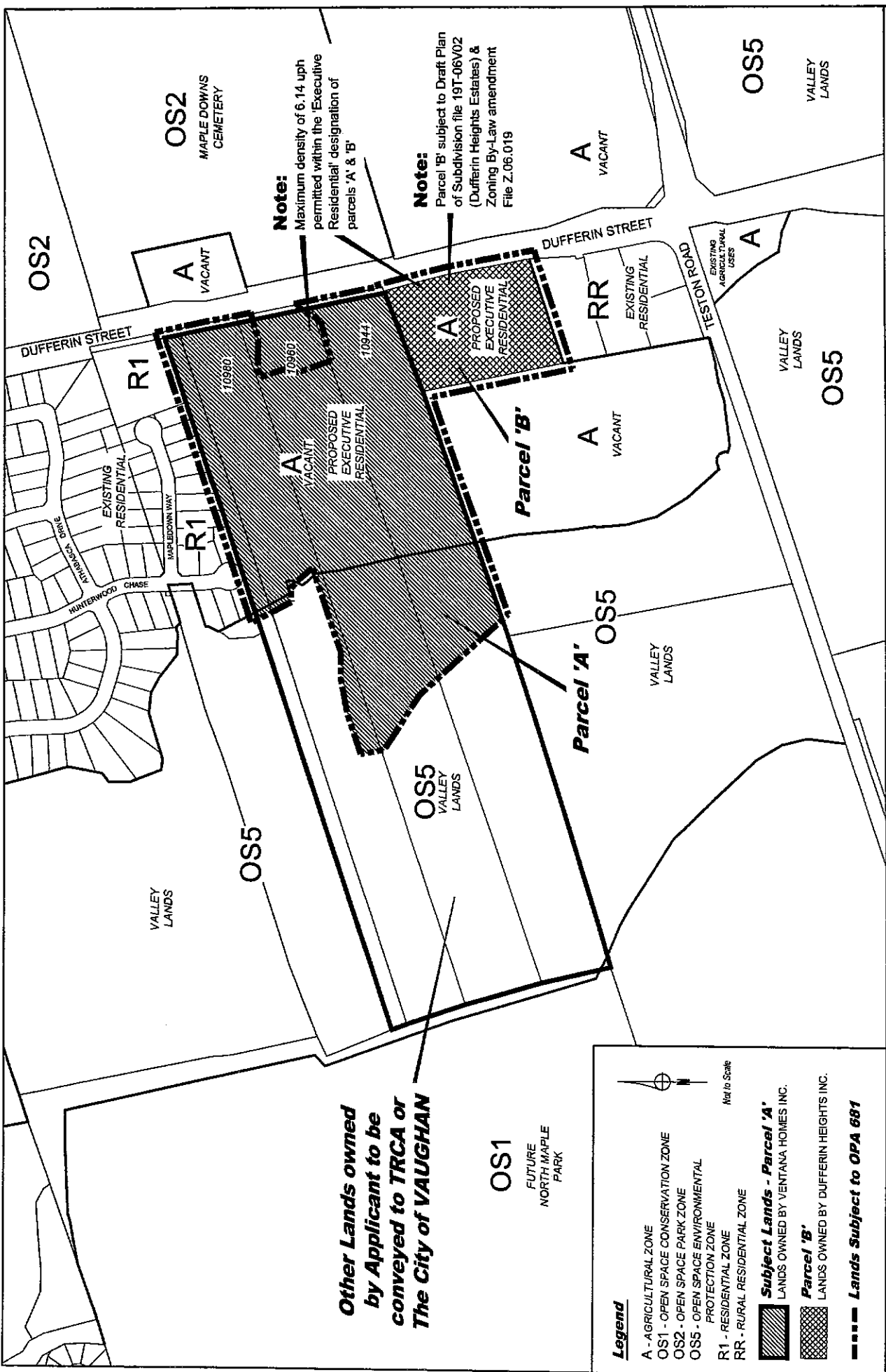
Canada Post

105. The Owner/Developer agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
106. The Owner /Developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowner does a sign-off.
107. The Owner/Developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox(es) and to indicate these locations on appropriate servicing plans.
108. The Owner/Developer will provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - an appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards;
 - to place the Community Mailboxes on cement pad (a copy of the Standards will be provided upon request). The Developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post in writing of the locations as they are completed;
 - any required walkway across the boulevard, as per municipal standards and requirement; and
 - any required curb depressions for wheelchair access.
109. The Developer agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box (CMB) locations prior to any house sales. Also that the builder will post in clear sight, a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed prior to the start of the house sales for the subdivision.
110. The Owner/Developer further agrees to determine and provide and fit up a suitable temporary Community Mailbox location(s) that may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks, and final grading have been completed at the permanent CMB site locations (a gravel area with a single row of patio stones – specifications to be provided). This will enable Canada Post to provide mail service to new residences as soon as the homes are occupied.
111. The Developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. The Developer should provide evidence of how they intend to coordinate this activity in a timely manner to a safe and clean area.

Other Conditions

112. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:

- a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
 - b) all government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 111 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
113. The City shall advise that Conditions 1 to 60 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
114. The Region of York shall advise that Conditions 61 to 90 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
115. The Toronto and Region Conservation Authority shall advise that Conditions 91 to 104 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
116. Canada Post shall advise that Conditions 105 to 111 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Other Lands owned by Applicant to be conveyed to TRCA or The City of VAUGHAN

Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- R1 - RESIDENTIAL ZONE
- RR - RURAL RESIDENTIAL ZONE

Not to Scale

Subject Lands - Parcel 'A'
LANDS OWNED BY VENTANA HOMES INC.

Parcel 'B'
LANDS OWNED BY DUFFERIN HEIGHTS INC.

Lands Subject to OPA 681

Location Map

Part of Lots 26 & 27,
Concession 3
APPLICANT:
VENTANA HOMES INC.
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The City Above Toronto
Development Planning Department

Attachment 2

FILE Nos.: 19T-03V11
& Z.03.058
RELATED FILE:
OP.06.007,
May 05, 2008

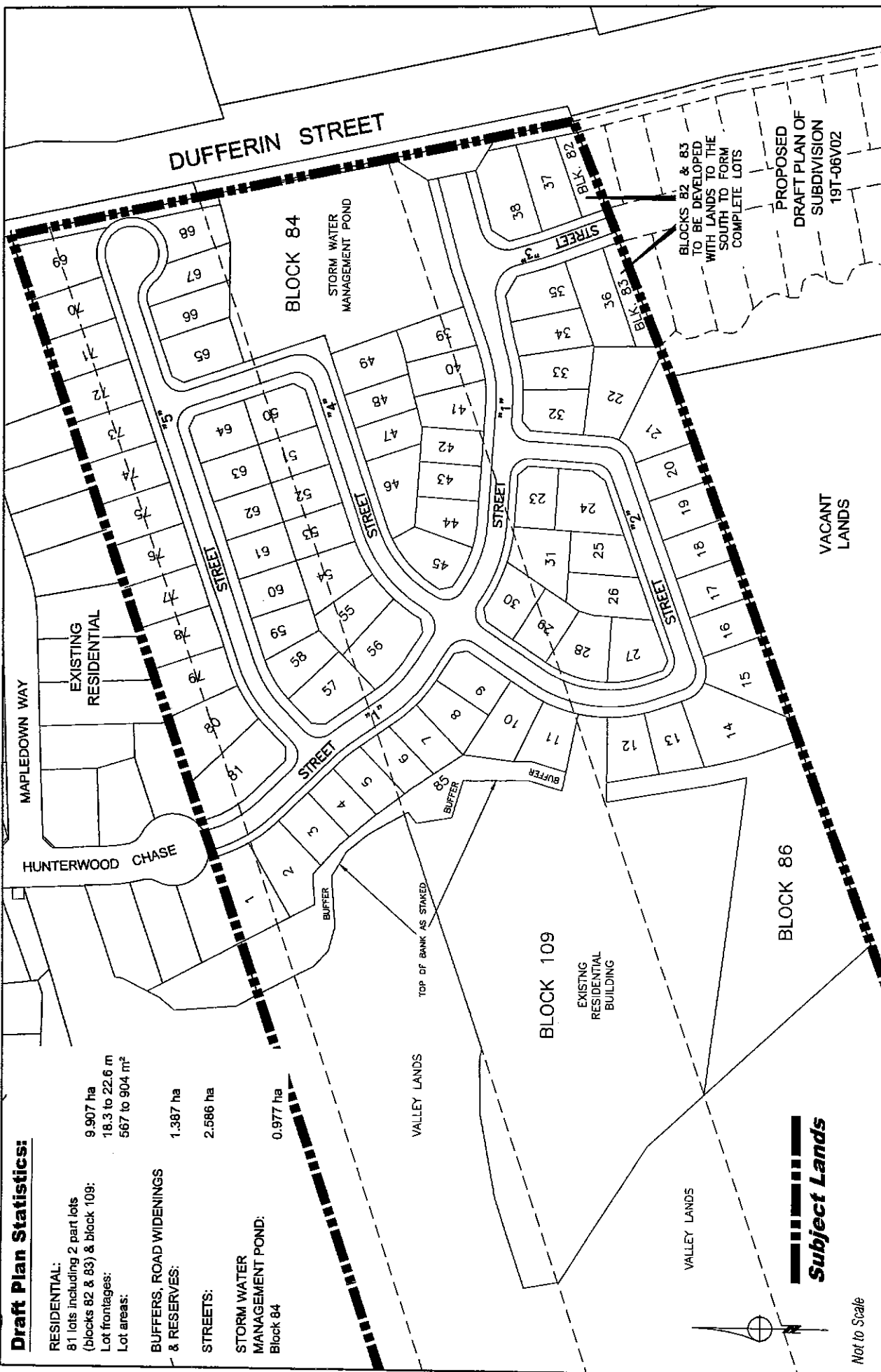
Draft Plan Statistics:

RESIDENTIAL:
 81 lots including 2 part lots (blocks 82 & 83) & block 109:
 Lot frontages: 9.907 ha
 Lot areas: 18.3 to 22.6 m
 567 to 904 m²

BUFFERS, ROAD WIDENINGS & RESERVES:
 1.387 ha

STREETS:
 2.586 ha

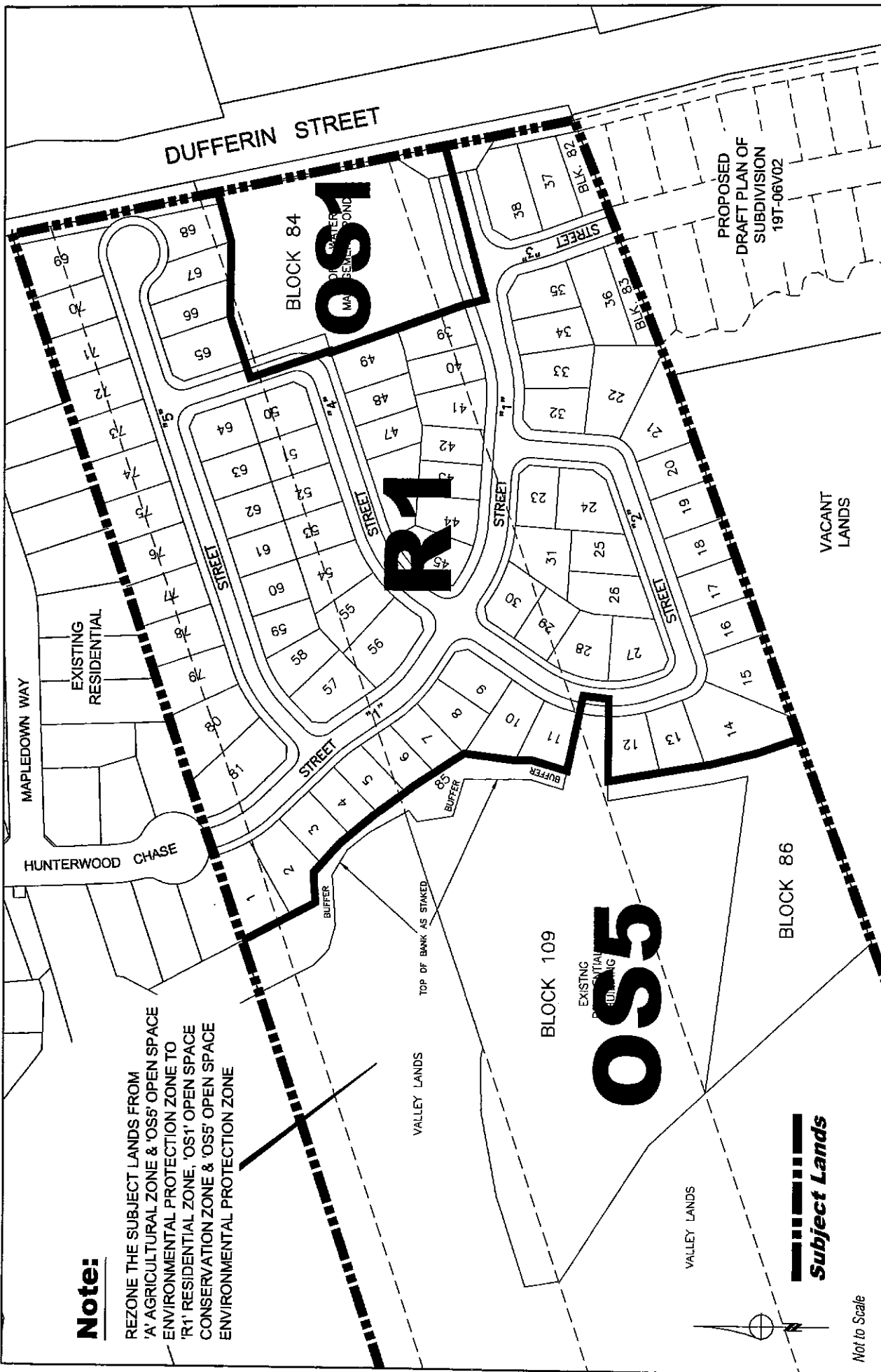
STORM WATER MANAGEMENT POND:
 Block 84
 0.977 ha



Attachment 3
 FILE Nos.: 19T-03V11
 & Z-03.058
 RELATED FILE:
 OP-06.007,
 May 05, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Draft Plan of Subdivision
19T-03V11
 APPLICANT:
 VENTANA HOMES INC.
 Part of Lots 26 & 27,
 Concession 3
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Note:

REZONE THE SUBJECT LANDS FROM 'A' AGRICULTURAL ZONE & 'OS5' OPEN SPACE ENVIRONMENTAL PROTECTION ZONE TO 'R1' RESIDENTIAL ZONE, 'OS1' OPEN SPACE CONSERVATION ZONE & 'OS5' OPEN SPACE ENVIRONMENTAL PROTECTION ZONE

Subject Lands

Not to Scale

Proposed Zoning Boundaries

APPLICANT: VENTANA HOMES INC.
 Part of Lots 26 & 27, Concession 3



The City Above Toronto
 Development Planning Department

Attachment 4

FILE Nos.: 19T-03V11 & Z-03-058
 RELATED FILE: OP-06.007,
 May 05, 2008