

COMMITTEE OF THE WHOLE JUNE 16, 2008

**ZONING BY-LAW AMENDMENT FILE Z.06.019
DRAFT PLAN OF SUBDIVISION FILE 19T-06V02
DUFFERIN HEIGHTS ESTATES INC.
REPORT #P.2006.30**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.019 (Dufferin Heights Estates Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #2, from A Agricultural Zone to R1 Residential Zone and OS2 Open Space Park 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-06V02 (Dufferin Heights Estates 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-06V02 (Dufferin Heights Estates 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 20 units.
4. THAT the subdivision agreement for Draft Plan of Subdivision File 19T-06V02 (Dufferin Heights Estates Inc.) 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 Dufferin Heights Estates Draft Plan of Subdivision (File 19T-06V02) and Zoning By-law Amendment (File Z.06.019) applications. Through the Notice, comments were received from the area residents and people in attendance at the Public Hearing respecting the following matters:

- a) maintaining Hunterwood Chase as a closed right-of-way; and,
- b) the proposed density, increased traffic, and construction access.

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 on the subject lands shown on Attachment #2:

1. A Zoning By-law Amendment Application (File Z.06.019), to rezone the subject lands shown on Attachment #2, from A Agricultural Zone to R1 Residential Zone and OS2 Open Space Park 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-06V02) on the subject lands shown on Attachment #3, consisting of 19 full lots with lot frontages ranging between 18.3 m to 27.26 m and two part blocks to be combined with part blocks in the northerly adjacent proposed draft plan of subdivision (File 19T-03V11), with the following site statistics:

19 residential lots for detached dwellings	2.12 ha
Landscape strips, road widening, 0.3 m reserves, and roads	0.68 ha
Two (2) residential blocks (Blocks 20 and 21) to be combined with the lands to the north owned by Ventana Homes Inc. (Draft Plan of Subdivision 19T-03V11)	0.09 ha
Total Area	2.89 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 10872 Dufferin Street, in Part of Lots 26 and 27, Concession 23, City of Vaughan. The surrounding land uses are shown on Attachment #2.

In February 2006, Dufferin Heights Estates Inc. in conjunction with Ventana Homes Inc. (the landowners to the north) jointly submitted an Official Plan Amendment Application (File OP.06.007) to increase the permitted density on both land holdings having an overall combined developable land area of 13.72 ha from 5.5 units/ha to 7.2 units/ha. A discussion of the density is provided later in this report. The Official Plan Amendment Application was considered at a Public Hearing held on April 18, 2006 and approved by Council on December 10, 2007. OPA #681 was adopted to implement Council's decision.

Provincial Policy Statement

The Provincial Policy Statement (PPS) 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. The proposed subdivision, when combined with the lands to the north forms a logical extension of the existing community in a manner that is compatible with the surrounding land uses. The proposed draft plan of subdivision conforms to the PPS.

City Official Plan

The subject lands are designated "Executive Residential" within the "North Maple Residential Area" 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 permits single detached dwellings on the subject lands.

OPA #681 applies to both the subject lands and the lands to the immediate north, being Ventana Homes Inc., 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	83	5.97
Dufferin Heights Estates (19T-06V02)	2.89	20	6.92
Total	16.77	103	6.14

The Dufferin Heights Estates Inc. draft plan of subdivision (19T-06V02) yields a slightly higher net residential density of 6.92 units/ha. The Ventana Homes draft plan of subdivision is proposed at a slightly lower net residential density of 5.97 units/ha. The net residential density generated on both land holdings is 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" by OPA #604 (Oak Ridges Moraine Conformity Plan). On July 17, 2006, the Toronto and Region Conservation Authority, along with the Development Planning Department, conducted a site walk on the subject lands and determined that there were no significant natural features on site. However, the Authority advocated for the preservation of several mature trees, to the furthest extent possible, as identified in the Ages Environmental Report dated July 2006. The Development Planning Department has reviewed the environmental report and concurs with the findings.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. An amendment to the Zoning By-law is required to rezone the subject lands from A Agricultural Zone to R1 Residential Zone (Lots 1 - 19, Blocks 20 - 21 for single detached dwellings) and OS2 Open Space Park Zone (Block 22 for a landscaped buffer) in the manner shown on Attachment #4 to implement the proposed draft plan of subdivision shown on Attachment #3. The Development Planning Department can support the proposed Zoning By-law Amendment (File Z.06.019) as the proposed zoning is consistent with the proposed Ventana Homes Plan of Subdivision to the north (File 19T-03V11) and the proposal would result in lots and a building form that is consistent and compatible with the existing surrounding residential area. No exceptions to the zoning by-law are requested.

Subdivision Design

The Draft Plan of Subdivision, as shown on Attachment #3 proposes a total of 19 residential lots with 2 blocks (Blocks 20 and 21) that will be combined with adjacent lands owned by Ventana Homes to the north (Blocks 82 and 83) within Draft Plan of Subdivision File 19T-03V11, to

facilitate single detached dwellings. The subject lands have a developable area of 2.89 ha and a frontage of 207.93 m along Dufferin Street, and would be the extension of the proposed plan of subdivision (File 19T-03V11) to the north. Street "A" (18.5 m right-of-way), which runs parallel with Dufferin Street, is the extension of Street "3" in the Ventana Homes Draft Plan of Subdivision.

The road pattern in the proposed draft plan would result in a consistent and compatible transition from the proposed residential to the north (R1 Residential Zone) and terminating at the southern portion of the subject lands in a 0.3 m reserve (Block 24) along the mutual property line with the existing rural residential lot to the south. The lotting pattern is similar to the proposed residential to the north with the lots oriented east and west.

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.

Vaughan Engineering Department

i) Water Supply

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

ii) Storm Drainage

A stormwater management facility has been proposed in the Ventana subdivision to the north to accommodate stormwater flow from the subject lands. 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 Owner shall provide an engineering report for the review and approval of 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) Servicing

The proposed 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 20 units.

iv) Environmental Site Assessment (ESA)

The Engineering Department approved the Phase 1 Environmental Site Assessment (ESA) Report submitted in support of the applications on September 24, 2007. The Record of Site Condition (RSC) was filed with the Ontario Ministry of the Environment under Registration Number 37713 on December 13, 2007. The acknowledgement letter from the Ministry of Environment has been received, to the satisfaction of Vaughan Engineering Department.

(v) Environmental Noise Impact

Due to the proximity of the draft plan to Dufferin Street, the Owner 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 Regional Road 27 to be constructed with mandatory central air conditioning. 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 Owner has proposed a 18.5 m wide cul-de-sac roadway as per current City of Vaughan Engineering Standard Drawing C-2.

Toronto and Region Conservation Authority

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

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 zoning amendment and subdivision applications.

Canada Post

Canada Post Corporation has no objection to the proposed zoning amendment and subdivision applications, subject to the conditions of subdivision 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 & Manage Growth and 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 proposed draft plan of subdivision, subject to the conditions of draft approval provided on Attachment #1.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.06.019 and Draft Plan of Subdivision File 19T-06V02 (Dufferin Heights Estates Inc.), in accordance with the applicable policies of the Provincial Policy Statement, the City's Official Plan, the requirements of the Zoning By-law, the Oak Ridges Moraine Conformity Plan, and the area context. The applications will facilitate a residential development form that is consistent and compatible with the surrounding land uses, and which conforms to the density, land use and applicable policies of the Official Plan.

The Development Planning Department can support the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications to implement the proposed residential plan of subdivision, subject to the conditions of approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision
4. Proposed Zone Boundaries

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-06V02 DUFFERIN HEIGHTS ESTATES INC. PART OF LOTS 26 AND 27, CONCESSION 3, CITY OF VAUGHAN

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Humphries Planning Group Inc., Surveyor's Certificate date May 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 are as follows:
 - a) R1 Residential Zone for Lots 1 to 19 inclusive and Blocks 20 and 21 for detached dwelling units; and,
 - b) OS2 Open Space Conservation Zone for the landscaped strip (Block 22).
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 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.
9. 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.
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 a development agreement with PowerStream Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. (former Hydro Vaughan Distribution Inc.) and the City.
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 Blocks and Lots within the Plan.
13. The Owner shall agree to design, purchase materials and install a street lighting system along Dufferin Street and Street "A", compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
14. 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.
15.
 - 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.
16. 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.
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 and in all Offers of Purchase and Sale or Lease for all the Lots or Blocks on the Plan 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 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.”
 - “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.”
 - “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.”
19. The Owner shall, if required, agree in the subdivision agreement to erect a permanent 1.8 m high acoustic fence barrier or approved equivalent along the limits of the property.
20. 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.]

21. 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.
22. 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.
23. The Owner shall permit any telephone or telecommunications service provider to locate its plan 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 plan so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
24. Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan to the satisfaction of the City, and the plan shall address but not be limited to the following issues:
 - coordination of the urban design/streetscape elements as they relate to the adjacent development to the north (19T-03V11) including entrance features and fencing;
 - community edge treatments along Dufferin Street;
 - the appropriate configuration and landscape treatment of the landscape buffer Block 22;
 - 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.
25. 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.

26. The Owner shall convey Block 22 to the City free of encumbrances for landscaping purposes.
27. 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 number of lots to the satisfaction of the City.
28. 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.
29. 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.
30. (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 have regard for 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.
31. 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.
32. 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.
33. 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 Vaughan Engineering Department if required.

34. 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.
35. 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.
36. The Owner shall include the following warning clause 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.”
37. 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, Hunterwood Chase 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 security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are

constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”

- “Purchasers and/or tenants are advised that Street “A” 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.”
 - “Purchasers and/or Tenants are advised that dwellings on Blocks 20 and 21, 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.”
38. Block 22 in the draft plan of the subdivision (19T-06V02) to be conveyed to the City for landscaping buffer.
 39. Block 23 in the draft plan of the subdivision (19T-06V02) to be conveyed to the Region of York for road widening.
 40. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development.
 41. 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.
 42. 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.
 43. 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.
 44. 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.
 45. 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.
 46. 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).
 47. 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.

48. 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.
49. Davroc Testing Laboratories Inc./TRY Environmental Services Inc. has to certify, to the satisfaction of the City, the septic system, as identified on Item # 6, Page 3 of the above-noted report, "..... A site plan dated September 2002 indicated that a metal clad house had been located in this area and a septic tank was shown to be present on the plan at the southwest side of this former building.....", has been properly decommissioned in accordance with the appropriate standards and regulations.
50. As part of the 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.
51. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, day lighting triangles, and 0.3 metre 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.
52. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
53. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

 - a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b) the location and description of all outlets and other facilities;
 - c) stormwater management techniques which may be required to control minor or major flows; and
 - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.
54. Prior to final approval of the Plan, the Owner's Consultant shall certify that the internal roads within this plan have been designed to coincide and correspond with the pattern and layout of the existing and/or proposed adjacent plans of subdivision.
55. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.

56. 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

57. 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.
58. 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 Transportation and Works confirms servicing capacity for this development by a suitable alternative method and the City allocates sufficient capacity to this development.
59. 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.
60. 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 York Region Transportation Services Department for review and approval, shall explain all transportation issues and shall recommend mitigating measures for these issues.

61. 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 York Region Transportation Services Department.
62. Prior to Final Approval, the Owner shall submit detailed engineering drawings, to the Regional Transportation Services Department for review that include the subdivision storm drainage system, storm water management, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility location plans, pavement markings, traffic control/construction staging plans and landscape plans.
63. Prior to Final Approval, the Owner shall demonstrate, to the satisfaction of York Region Transportation Services Department, that elevations along the streetline shall be 0.3 metres above the centreline elevations of the Regional roadway.
64. Prior to Final Approval, the Owner shall submit drawings depicting the following to the satisfaction of the Region of York:
 - 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's-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.
65. 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 York Region Transportation Services Department recommending noise attenuation features.
66. 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.
67. 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.
68. 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, the following:
 - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
 - b) that noise fences adjacent to 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 York Region right-of-ways shall not be the responsibility of York Region; and,
 - d) that any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by York Region Transportation Services Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
69. 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 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; and,
 - b) a 0.30 metre reserve across the full frontage of the site where it abuts Dufferin Street and adjacent to the above noted widenings.
70. Prior to Final Approval, in order to determine the property dedications (if any) required to achieve the ultimate right-of-way width of Dufferin Street abutting the subject site, the Owner shall submit a recent plan of survey for the property that illustrates the existing centre line of Dufferin Street.
71. 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 (the "Assessment"), of the Owner's lands and more specifically of the lands to be conveyed to York Region. 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.
- 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.
72. Direct vehicle access from the proposed dwellings to Dufferin Street will not be permitted. Access must be obtained through the internal road network.
73. Prior to Final Approval, the Owner shall demonstrate, to the satisfaction of York Region Transportation Services Department, that all existing driveways along York Region road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

74. 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 planned for the following roadway, or sections thereof:

- Dufferin Street

75. 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 which shall meet the City of Vaughan's standards for sidewalks, from the internal roadway(s), and a location at/near the bulb of the cul-de-sac, to the Regional roadway as follows:

- From "Street A" 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.

76. 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 75 above.
77. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location, concrete pedestrian access, passenger standing area(s) and shelter pad(s) to the satisfaction of York Region.
78. 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 74. 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.
79. 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.
80. 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 the Region of York.
81. The Owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-laws DC-0005-2003-050 and DC-0005(a)-2005-060.

Toronto and Region Conservation Authority (TRCA)

82. 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.
- That the Draft Plan of Subdivision be redlined revised in order to meet the requirements of this Condition, if necessary.
83. 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).
84. That plant species in the draft plan area, identified as rare and significant on the Oak Ridge 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.
85. 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 82;
 - 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; and,
 - c) to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA.
86. 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

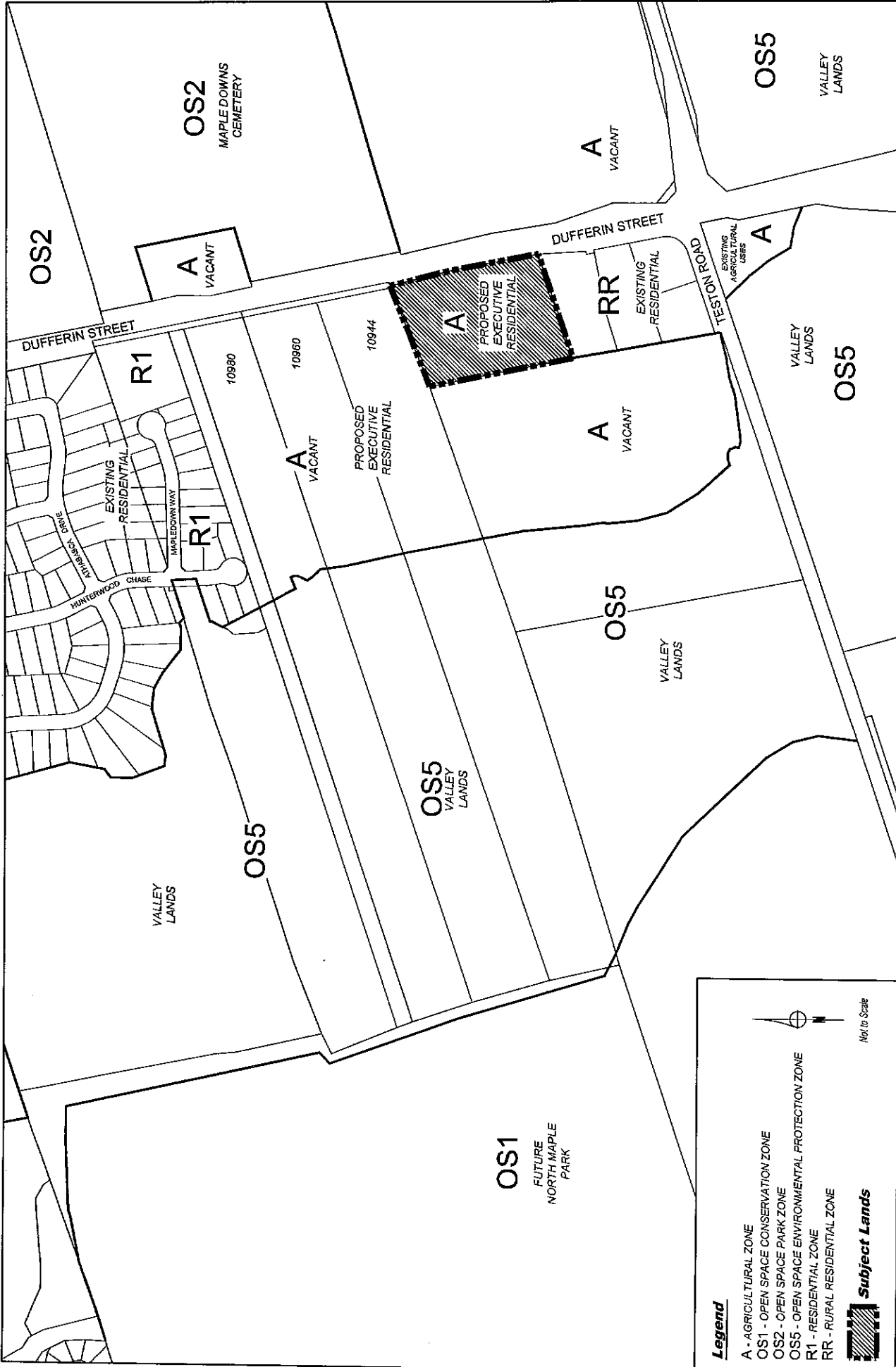
87. The Owner/Developer agrees to include on all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
88. The Owner/Developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowner does a sign-off.
89. 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.
90. 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.
91. 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.
92. 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.
93. 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

94. 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 93 inclusive, for each phase proposed for registration;

furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

95. The City shall advise that Conditions 1 to 56 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
96. The Region of York shall advise that Conditions 57 to 81 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
97. The Toronto and Region Conservation Authority shall advise that Conditions 82 to 86 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
98. Canada Post shall advise that Conditions 87 to 93 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



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

Subject Lands

Not to Scale

Location Map

Part of Lots 26 & 27,
Concession 3

APPLICANT:
DUFFERIN HEIGHTS ESTATES INC.

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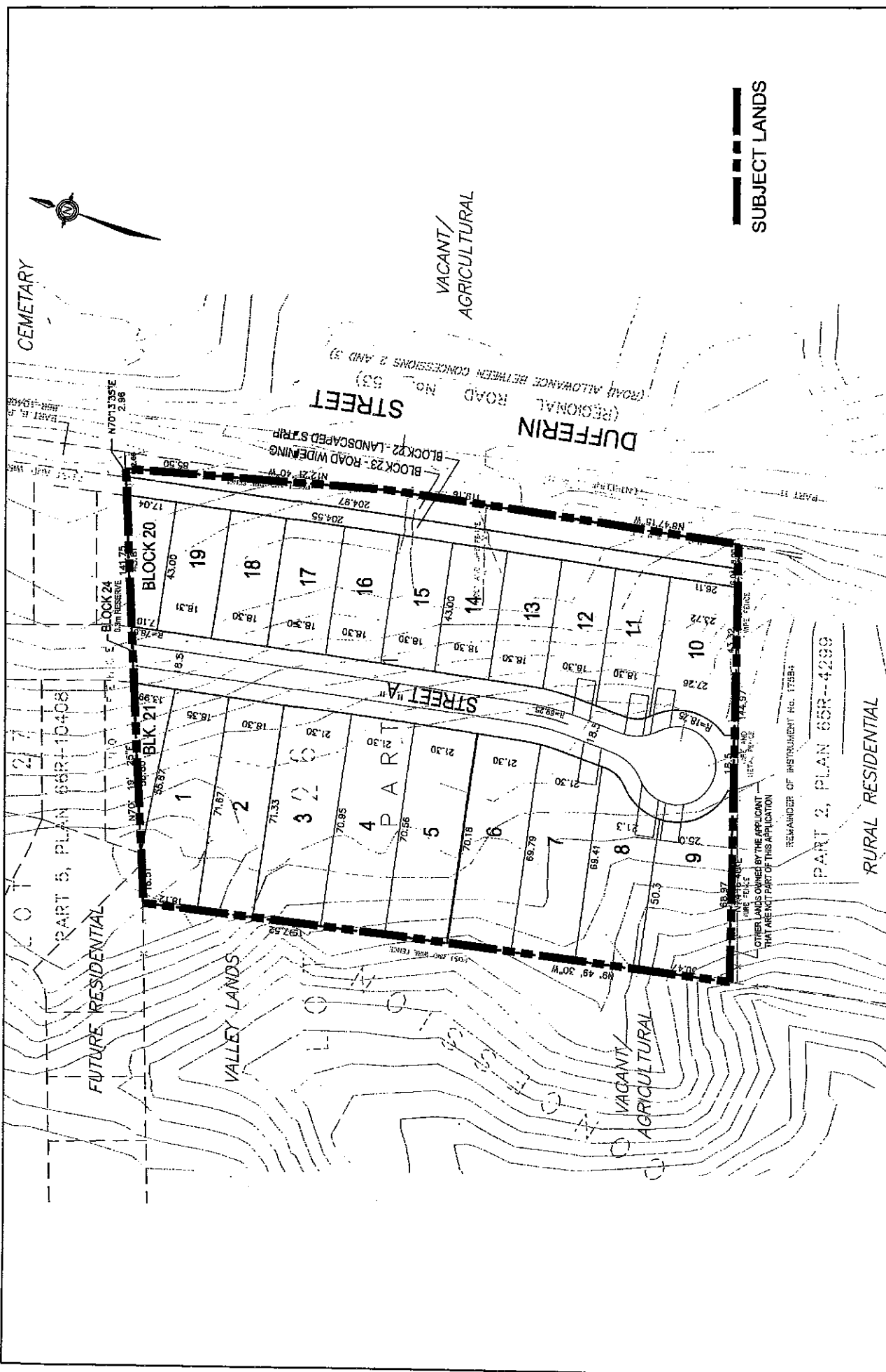


Development Planning Department

Attachment 2

FILE Nos.: 19T-06V02
& Z.06.019
RELATED FILE:
OP.06.007

May 29, 2008

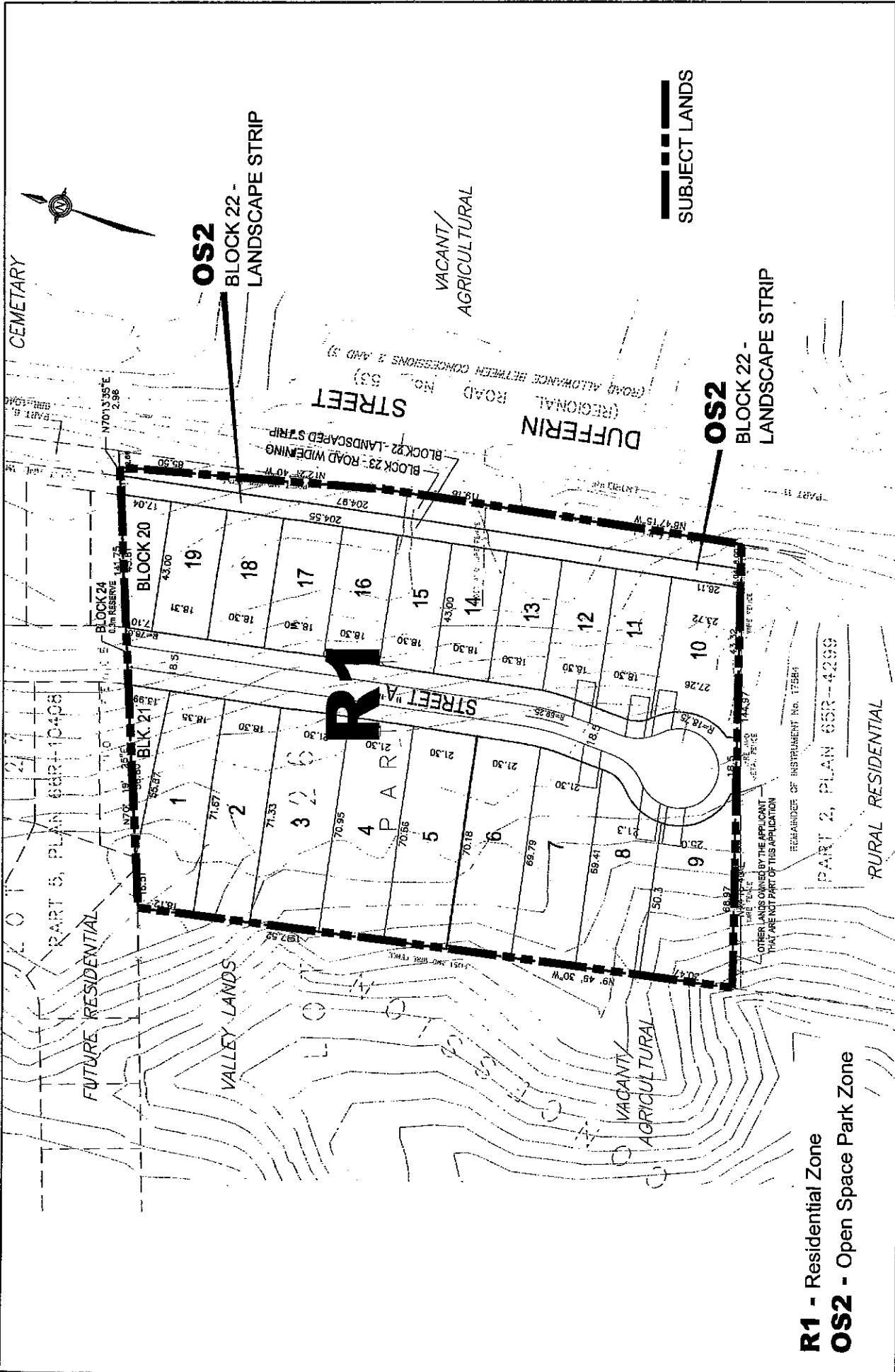


SUBJECT LANDS

Attachment 3
 FILE Nos.: 19T-06V02 & Z.06.019
 RELATED FILE: OP.06.007
 May 29, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Draft Plan of Subdivision 19T-06V02
 APPLICANT: DUFFERIN HEIGHTS ESTATES INC.
 Part of Lots 26 & 27, Concession 3
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R1 - Residential Zone
OS2 - Open Space Park Zone

Attachment 4
 FILE Nos.: 19T-06V02
 & Z06.019
 RELATED FILE:
 OP:06.007
 June 2, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Proposed Zoning Boundaries
 APPLICANT:
 DUFFERIN HEIGHTS ESTATES INC.
 Part of Lots 26 & 27,
 Concession 3

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