

COMMITTEE OF THE WHOLE FEBRUARY 22, 2011

**ZONING BY-LAW AMENDMENT FILE Z.10.004
DRAFT PLAN OF SUBDIVISION FILE 19T-10V01
2216840 ONTARIO INC.
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.004 (2216840 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and OS2 Open Space Park Zone, to implement the proposed draft plan of subdivision consisting of 26 lots and 5 residential part blocks as shown on Attachments #4 and #5.
2. THAT Draft Plan of Subdivision File 19T-10V01 (2216840 Ontario Inc.) as shown on Attachment #4, BE APPROVED, subject to the conditions of approval set out in Attachment #1.
3. THAT Council pass the following resolution with respect to allocation of sewage and water servicing capacity:

"IT IS HERBY RESOLVED THAT Draft Plan of Subdivision Application 19T-10V01 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 28.5 residential units."
4. THAT the subdivision agreement for Draft Plan of Subdivision File 19T-10V01 (2216840 Ontario 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% or 1 ha per 300 units 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.

Contribution to Sustainability

The applicant has advised that the following sustainable features, but not limited to, will be included within the subdivision design to create a healthy community:

- i) preservation of existing trees to the greatest extent possible;
- ii) planting of native species within the buffer area and entrance features;
- iii) energy efficient street lighting in accordance with Vaughan Engineering protocol;
- vi) permeable pavement on driveways; and,
- v) all homes will be built to Energy Star standards.

Economic Impact

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

Communications Plan

On March 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. Comments were received from area residents and those in attendance at the Public Hearing held on April 20, 2010, particularly with respect to preserving the existing trees along the west side of the property.

The applicant has agreed to replant a significant number of trees along the west side of the subject lands, which abut existing residential detached lots. The applicant has provided the Development Planning Department with a Compensation Planting Plan dated September 3, 2010. The Development Planning Department has reviewed the submitted plan and is satisfied with the plan and have no further comment.

The recommendation of the Committee of the Whole, to receive the Public Hearing report of April 20, 2010, and to forward a comprehensive report to a future Committee the Whole meeting was ratified by Council on May 4, 2010.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #2 and #3:

1. A Zoning By-law Amendment Application (File Z.10.004), specifically to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One (minimum 18m frontages), RD2 Residential Detached Zone Two (minimum 15m frontages), RD3 Residential Detached Zone Three (minimum 12m frontages) and OS2 Open Space Park Zone (landscaped buffer block), to implement the proposed residential draft plan of subdivision as shown on Attachments #4 and #5.
2. A Draft Plan of Subdivision Application (File 19T-10V01) to facilitate a residential plan of subdivision as shown on Attachment #4, consisting of the following:

▪ 26 Lots (Lots 1-26) For Detached Dwellings (12m-18m frontages)	1.665 ha
▪ Roads/Road Widening/0.3 Reserves	0.508 ha
▪ Landscape Buffer	0.069 ha
▪ Future Development Blocks (Blocks 28 -32 to be combined with adjacent residential blocks)	<u>0.170 ha</u>
Total Area	2.412 ha

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the south side of Teston Road, east of Dufferin Street and municipally known as 1213 Teston Road, in Part of Lot 25, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #3.

City Official Plan

The subject lands are designated "Low Density Residential" by OPA #600 (Carrville – Urban Village 2), and further identified as a "Special Policy Area", which requires a net residential area of between 5 and 14 units per net residential hectare. The proposed density is 12.16 units per net residential hectare. The lands are further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan), which permits the proposed residential development.

The subject lands are designated "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York and is not yet in effect.

The proposed draft plan of subdivision and rezoning conforms to the Official Plans.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. To implement the proposed draft plan of subdivision as shown on Attachment #4, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and OS2 Open Space Park Zone in the manner shown on Attachment #5. The Development Planning Department can support the approval of the proposed Zoning By-law Amendment Application (File Z.10.004) as the proposed zoning conforms to the Official Plan and would facilitate a development that is consistent with the existing development and would result in lots and a building form that is compatible with the surrounding residential area.

Subdivision Design

The proposed plan of subdivision shown on Attachment #4 is comprised of 26 residential lots for single detached units, and 5 blocks (Blocks 28 to 32 inclusive) to be combined with adjacent residential blocks to the east and to the south (Blocks 53 to 56 on Plan 65M-4071, Block 15 on Plan 65M-4071 and Part 12 on Reference Plan 65R-32343) to create full residential lots for single detached dwellings. The property has a residential developable area of 1.835 ha and a frontage of 109.54 m along Teston Road. The proposal is consistent with the approved Block 12 Community Plan as shown on Attachment #6.

The proposed road pattern as shown on Attachment #4 would result in a consistent and compatible transition from the residential subdivisions to the east and south and conforms with the approved Block 12 Plan. The proposed cul-de-sac street (Tedesco Court) includes lots with frontages of 12.8 m – 19.66 m (lots 1 to 13 inclusive and Blocks 28 and 29). Glenheron Crescent extends into a crescent pattern with proposed lot frontages of 12.8 m – 16.61 m (Lots 14 to 26 inclusive and Blocks 30 to 32 inclusive). The proposed subdivision will accommodate a landscape buffer and road widening, comprising Blocks 27 and 33 respectively, along the north portion of the subject lands abutting Teston Road.

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 in Attachment #1.

Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

i) Environmental Site Assessment (ESA)

The Owner has submitted a revised Phase I Environmental Site Assessment which was reviewed by the Vaughan Engineering Department and found to be acceptable. The conditions of approval are included in Attachment #1.

ii) Roads

The use of alternative road design standards (17.5m right-of-way) is being proposed in this development within the Block 12 Plan.

iii) Sewage and Water Allocation

On June 08, 2010, Council approved water supply and sewage allocation for 28.5 units to this Draft Plan of Subdivision.

iv) Engineering Servicing

The municipal services for this development shall be in accordance with the approved M.E.S.P. dated September 1999 (Revised October 2001), the Block 12 Master Environmental Servicing Plan and Environmental Impact Statement Volume 2 Technical Appendix dated September 1999 (Revised October 2001), and the Block 12 Master Environmental Servicing Plan and Environmental Impact Statement Addendum dated September 1999 (Revised October 2001) and Addendum dated August 2003, all prepared by Malone Given Parsons et. al. Subsequent plans or reports, which are approved and amended for Block 12 (OPA 600) shall also be deemed to constitute part of the approved M.E.S.P.

The draft plan of subdivision is serviced by storm sewers, sanitary sewers and watermaines that connect to existing services located on Via Romano Boulevard that were constructed as part of the Block 12 Spine Services, and as such, future connection points are available at the limits of the property.

Cultural Services

The Vaughan Cultural Services Division has no objections to the approval of the subject applications and advises that the lands have been cleared of concern for archaeological resources by the Minister of Culture on September 29, 2010.

Parkland Dedication

The Owner will be required to pay cash-in-lieu of parkland dedication in accordance with the recommendation in this report.

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.10.004) and Draft Plan of Subdivision (File 19T-10V01) applications. The TRCA's conditions of approval are included in Attachment #1.

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the proposed zoning by-law 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/Strategic Plan

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

Regional Implications

The Region of York has no objection to the approval of the draft plan of subdivision, subject to the conditions of draft approval provided in Attachment #1.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.10.004 and Draft Plan of Subdivision File 19T-10V01 (2216840 Ontario Inc.), in accordance with the applicable policies of the City's Official Plan, the new Vaughan Official Plan 2010, the requirements of the Oak Ridges Moraine Conformity Plan, the Block 12 Community Plan, Zoning By-law 1-88, and the area context. The applications will facilitate a residential development form that is consistent and compatible with the surrounding land uses, and 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. Context Location Map
3. Location Map
4. Proposed Draft Plan of Subdivision
5. Proposed Zoning
6. Approved Block 12 Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-10V01

2216840 ONTARIO INC.

PART OF LOT 25, CONCESSION 2, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-10V01, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Malone Given Parsons Ltd., drawing #10-1898, dated February 1, 2010 (revised June 17, 2010).
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The Planning Act.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 170-2009.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
7. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
8. Prior to final approval of the Plan, 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.
9. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City.

10. Prior to final approval of the Plan, the Owner shall provide a copy of the fully executed subdivision agreement to:
 - a) Toronto and Region Conservation Authority (TRCA);
 - b) York Region District School Board;
 - c) York Region Catholic District School Board;
 - d) Canada Post; and,
 - e) The appropriate telecommunication provider.
11. Prior to final approval of the Plan, the Owner shall submit, to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the Lot and Block areas and Lot frontages and depths in accordance with the approved Zoning By-law for all Lots and Blocks within the Plan.
12. Prior to final approval of the Plan, the City shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development.
13. Prior to final approval of the Plan, the Owner shall provide a revised Water Supply Analysis for review and approval by the City.
14. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.
15. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
16. Final engineering design(s) may result in minor variations to the Plan (eg., in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final plan to the satisfaction of the City.
17. Prior to the initiation of construction within the Plan, the Owner shall provide construction access to the Plan to the satisfaction of the City and the Region of York. Construction access to the Plan shall be from Teston Road via Via Romano Boulevard.
 - (a) No other access to the Plan shall be used for construction unless authorized in writing by the City. If another access is used without approval, the City may refuse to issue further building permits within the Plan or subsequent future phases until such use ceases.
 - (b) The Owner shall remove the construction access when directed by the City to do so.
18. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City.

19. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-coordinated and completed at the cost of the Owner.
20. The Owner agrees that all lots or blocks within the Plan that are left vacant six (6) months following completion of overall grading shall be topsoiled, to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
21. Prior to final approval of the Plan, the Owner shall 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.
22. Prior to final approval of the Plan, the Owner shall ensure that the servicing works to be carried out are consistent with the concepts outlined in the Block 12 Master Environmental Servicing Plan Report to the satisfaction of the City.
23. Prior to final approval of the Plan, the Owner shall:
 - (a) Enter into a Developers' Group Agreement with the other participating landowners within Block 12 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 12. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
 - (b) The Trustee for Block 12 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 12 Landowners Cost Sharing Agreement.
24. Prior to final approval of the Plan, the Owner shall prepare for review and approval a detailed Traffic Impact Study, and implement the recommendations of the study as approved by the City and the Region of York. The Owner shall subsequently, implement the recommendations of the traffic impact study as approved.
25. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision as follows:
 - a) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i) Bacteriological Analysis – total coliform and E-coli counts;
 - ii) Chemical Analysis – Nitrate Test; and

- iii) Water level measurement below existing grade.
 - b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
 - c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
 - d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
 - i) The Owner shall provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a qualified hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or provide a permanent water service connection from the municipal watermain system.
26. Prior to final approval of the Plan, the Owner shall submit a detailed lot grading plan for Lot 6 in the draft plan of the subdivision (19T-10V01) that conforms to the City's current Lot Grading Design Criteria and coordinate with the adjacent lands to the east for the berm and fencing extension along Teston Road, for review and approval by the Vaughan Engineering Department. The design shall maintain the lot privacy and the consistency of the noise barrier height (berm/fence) and boulevard grading along Teston Road to the satisfaction of the City.
27. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City and TRCA. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City and TRCA.
28. The Owner shall agree that no building permits will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
29. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act. In addition, for park blocks and open space blocks, the Owner shall submit a Phase II Environmental Site Assessment (ESA) report in accordance with the "Guideline Phase II Environmental Assessment, Proposed Parkland, City of Vaughan",

to the City for review and approval. This said ESA is to be conducted following the completion of rough grading, but prior to the placement of topsoil and landscaping. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:

- a) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above-noted regulation, the Owner shall submit to the City the report delineating the successful implementation of the approved Remediation Action Plan with verifying samplings and chemical analysis for review and approval by the Vaughan Development/Transportation Engineering Department;
 - b) Provide a certificate by a qualified professional that all lands within the Plan, and any lands and easements external to the Plan to be dedicated to the City and the Region, meet the applicable soil and groundwater criteria noted above;
 - c) Document proof of the satisfactory registration of the Record of Site Condition (RSC) for the lands within the Plan with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the acknowledgement from the MOE and a signed copy of the RSC by a Qualified Person, which must be submitted to the Vaughan Development/Transportation Engineering Department for review and approval; and,
 - d) Reimburse the City for the costs of peer review of the above reports.
30. Prior to the demolition of any structure on site or the final approval of this plan of subdivision, whichever comes first, the Owner shall submit a Designed Substance Survey (DSS) Report to the Vaughan Development/Transportation Engineering Department for review and approval.
31. Prior to any rough grading or the final approval of this plan of subdivision, whichever comes first, Soil Probe Ltd. shall certify, to the satisfaction of the City, that the debris, such as drums and tires, as identified in the approved ESA Phase I Report, the abandoned cars, and the above-ground storage tanks (ASTs), have been properly removed and disposed off site.
32. Prior to the issuance of a building permit for any lot, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Engineering Department and the Vaughan Building Standards Department that lot grading complies with City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot, conforms in terms of location and geometry (i.e. width etc.) with the approved, or the amended and subsequently approved, Construction Drawings.
33. The Owner acknowledges that Blocks 53 to 56 inclusive on Registered Plan 65M-4184, Block 15 on Registered Plan 65M-4071 and Part 12 on Reference Plan 65R-32343 be developed in conjunction with the abutting part Blocks 28 to 32 inclusive within the Plan.

34. Prior to the transfer of any Lot or Block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the subdivision agreement have been included in the Offer of Purchase and Sale or Lease for such Lot or Block.
35. Prior to the transfer of any Lots or Blocks, the Owner shall construct a maintenance free acoustic barrier along the private side of the lot lines of the subject lots as required in the approved noise report and in compliance with the City's noise policy. The noise consultant shall certify that the acoustic barrier complies with the requirements of the noise report prior to transfer.
36. Prior to final approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject plan.
37.
 - 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 Distribution Inc. and the City.
38. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to implement the approved abatement measures.
39. Prior to final approval, the Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
40. The Owner shall agree to 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 approved Urban Design and Architectural Design Guidelines.
41. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot block, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
42. Prior to final approval, the Owner shall submit a tree assessment, including an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting; the Owner shall agree to undertake the measures identified in the City-approved assessment.

43. Prior to final approval, the Owner shall prepare a Landscape Master Plan in accordance with the Block 12 Urban Design Guidelines and OPA 600 policies, and the plan shall address but not be limited to the following:
- (a) Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines; and,
 - (b) Community edge treatment along Teston Road.
44. 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.
45. Prior to final approval, Architectural Design Guidelines shall be submitted for Council's approval; the Owner shall agree that:
- a) a control architect satisfactory to the City shall be retained at the cost of the Owner, to ensure that all development proceeds in compliance with the approved architectural design guidelines;
 - b) prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and,
 - c) the City may undertake periodic reviews to ensure compliance with the architectural guidelines; should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.
46. a) Should archaeological resources be found on the property during construction activities, all works must cease and both the Ontario Ministry of Tourism and Culture and the City of Vaughan's Policy Planning, Development Planning (Urban Design Section) and Recreation and Culture Departments shall be notified immediately; and,
- b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
47. 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.

48. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire subdivision plan:

- a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the subdivision agreement. 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.

The City has not imposed an amount of 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 purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

- c) "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."

- d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

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

¹The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of By-law 1-88.

²The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of By-law 1-88".

- e) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature 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 (Subdivision Developer) 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.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance."

- f) "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."

- g) "Purchasers and/or tenants are advised that the roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths and traffic calming measures into the road allowances."
- h) "Purchasers and/or tenants are advised that the plan lies within the boundary of the Oak Ridges Moraine as defined through the Oak Ridges Moraine Conservation Plan, April 22, 2002."
- i) "Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park."
- j) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."
- k) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Queen Filomena Avenue, Via Romano Boulevard, Lady Fenyrose Avenue, Dimarino Drive, Lady Valentina Avenue, Lady Nadia Drive, Teston Road, and Bathurst Street may be subject to public transit bus traffic, and that necessary bus stops and passenger amenities will be placed accordingly."

49. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 1 to 6 and Block 28 on the Plan:

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

50. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lot 7 on the Plan:

"Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant."

51. Block 27 in the draft plan of subdivision (19T-10V01) shall be conveyed to the City for a landscaping buffer.
52. Block 33 in the draft plan of subdivision (19T-10V01) shall be conveyed to the Region of York for a road widening.
53. Notwithstanding the general provisions (Subsection 5.1) that are typically included in the Subdivision Agreement, the City may issue a model home building permit(s) 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.
54. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative design standards for road design, traffic calming measures and designated transit route(s) may result in variation to the road, lotting pattern and the number of lots to the satisfaction of the City.
55. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
 - the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
 - the location of parks, open space, stormwater management facilities and trails.
 - the location of institutional uses, including schools, places of worship, community facilities.
 - the location and type of commercial sites.
 - colour-coded residential for singles, semis, multiples, and apartment units.
 - 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, L6A 1T1; (905)832-8585."

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

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

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

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

56. 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.
57. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
58. 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.

Region of York Conditions

59. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and the Regional Planning and Development Services Department.
60. 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.
61. 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.
62. Prior to final approval of the Plan, the Owner shall design and construct the traffic calming/management measures that are identified on the City approved Block 12 Traffic Management Plan for the Plan in accordance with the approved Construction Drawings

and the provisions of this Agreement to the satisfaction of the City. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures and/or modify existing traffic calming measures to the satisfaction of the City.

63. Prior to final approval, the Owner shall provide a set of engineering drawings, approved by the area municipality, which indicates the storm drainage system, the overall grading plans and all proposed accesses onto York Region roads, for all lands within this plan of subdivision, to the Transportation Services Department for verification that all York Region's concerns have been satisfied.
64. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to the Roads Branch, Manager, Development Approvals, that includes the following drawings:
 - i) Grading and Servicing;
 - ii) Construction Access Design;
 - iii) Utility and Underground Services Location Plans;
 - iv) Traffic Control/Management Plans;
 - v) Erosion and Siltation Control Plans;
 - vi) Landscaping Plans, including tree preservation, relocation and removals; and,
 - vii) Requirements of York Region Transit/Viva
65. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to the Transportation Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.
66. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation Services Department and illustrated on the Engineering Drawings.
67. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department, that all existing driveway(s) along the Regional 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 Transportation Services Department that elevations along the street line shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Transportation Services Department.
69. Prior to final approval, the Owner shall provide a copy of the duly executed subdivision agreement to the Transportation Services Department, outlining all requirements of the Transportation Services Department.
70. 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 York Region road right of way;
- b) tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved;
- c) any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region 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 York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

- 71. 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 Transportation Services Department recommending noise attenuation features.
- 72. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation Services Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Transportation Services Department.
- 73. The Owner shall agree in the subdivision agreement, in wording satisfactory to the 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.
- 74. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
- 75. Where noise attenuation features will abut a York Region 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 York Region 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 a 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 the Transportation Services Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
76. Prior to final approval, the Owner shall agree 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 Teston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Teston Road and;
 - b) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Teston Road and adjacent to the above noted widenings, and,
 - c) an additional 2.0 metre widening, 40.0 metres in length, together with a 60.0 metre taper for the purpose of an eastbound right turn lane at the intersection of Teston Road and Via Romano Boulevard.
77. Prior to final approval, in order to determine the property dedications (if any) required to achieve the ultimate right-of-way width of Teston Road abutting the subject site, the applicant shall submit a recent plan of survey for the property that illustrates the existing centre line of construction of Teston Road.
78. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
79. 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 to 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.

80. Prior to final approval, the Owner shall certify, in wording satisfactory to the 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): 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 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.
81. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation Services Department, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
82. Direct vehicle access from Lots 1, 2, 3, 4, 5 and 6 and Block 27 to Teston Road will not be permitted. Access must be obtained through the internal road network.
83. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
84. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation Services Department that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
85. 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 listed below, 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 roadway[s] that have/will have transit services.

Existing YRT/Viva transit services operate on the following roadway[s] in the vicinity of the subject lands:

- Teston Road

86. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location[s] to the satisfaction of York Region.
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 85. This includes current and 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. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law DC-0007-2007-040.

Toronto and Region Conservation Authority

89. a) Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
- i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - ii) the location and description of all outlets and other facilities;
 - iii) stormwater management techniques which may be required to control minor and major flows;
 - iv) stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - v) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
 - vi) overall grading plans for the subject lands;
 - vii) grading plans for the subject lands;
 - viii) erosion and sediment control plans for the subject lands; and,
 - ix) landscape plans for the subject lands.
- b) That the draft plan of subdivision be subject to red-line revision in order to meet the requirements of Condition 89, if necessary.

90. The Owner shall agree:

- a) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act from the Toronto and Region Conservation Authority;
- b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and
- c) to provide a copy of the executed subdivision agreement to the Toronto and Region Conservation Authority.

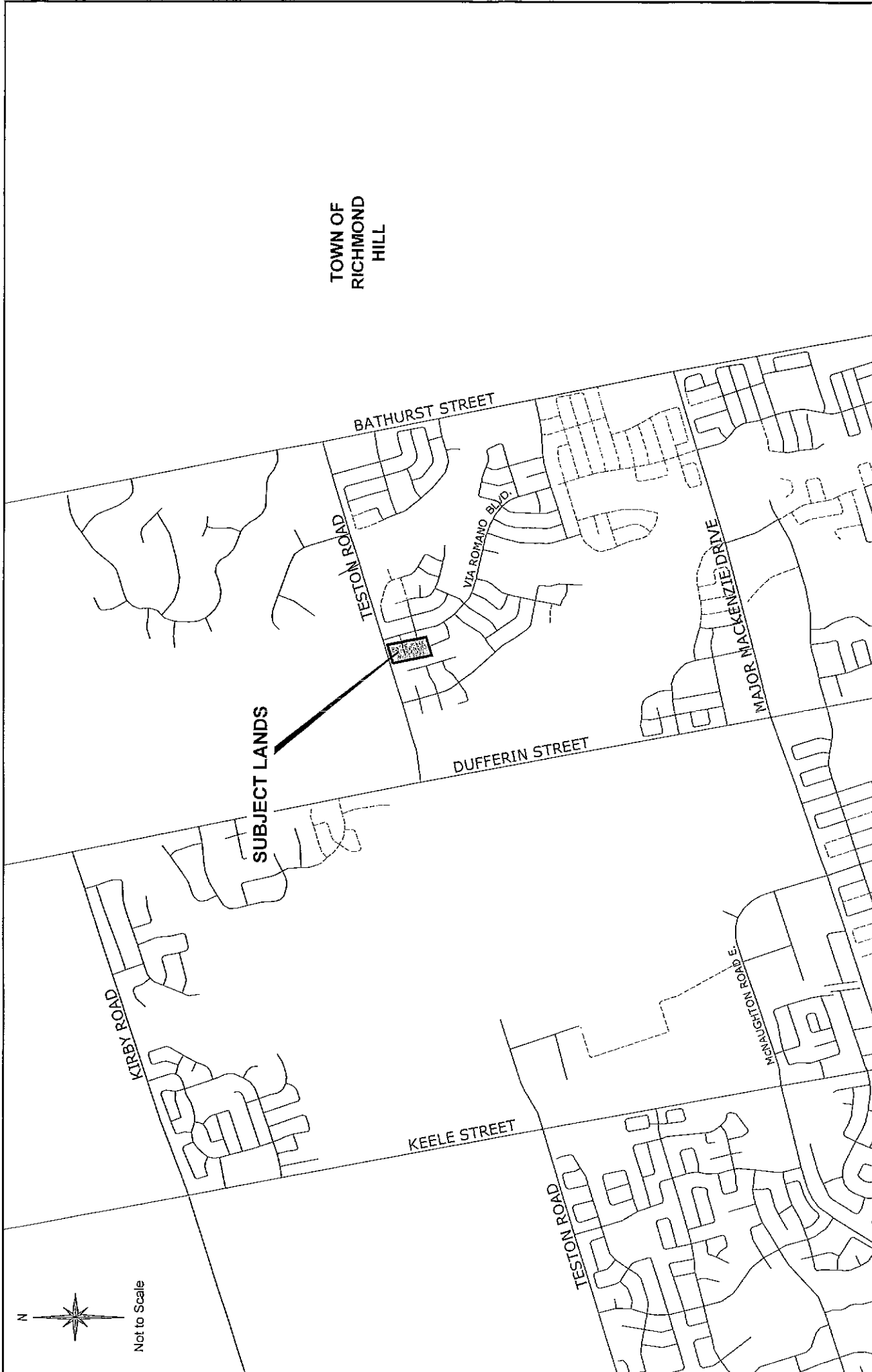
Canada Post

91. The Owner shall agree to:

- a) provide the following for each community mailbox site, as shown on the servicing plans:
 - i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - i) any required curb depressions;
- b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s);
- c) the Owner/developer further agrees to determine and provide and fit up a suitable temporary Community Mailbox location 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. This will enable Canada post to provide mail service to new residences as soon as homes are occupied;
- d) the Owner/developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post for the first occupancies at this time;
- e) 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;
- f) 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 sign off; and,
- g) provide a copy of the executed agreement to Canada Post.

Other Conditions

92. 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 92 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
93. The City shall advise that Conditions 1 to 58 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
94. The Regional Municipality of York shall advise that Conditions 59 to 88 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
95. The Toronto and Region Conservation Authority shall advise that Conditions 89 and 90 have been satisfied; the clearance letter shall include a brief statement detailing how the conditions have been met.
96. Canada Post shall advise that Condition 91 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.



TOWN OF
RICHMOND
HILL

SUBJECT LANDS

BATHURST STREET

TESTON ROAD

DUFFERIN STREET

VIA ROMANO BLVD.

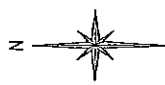
MAJOR MACKENZIE DRIVE

KIRBY ROAD

KEELE STREET

TESTON ROAD

MCKINNON ROAD E.



Not to Scale

Context Location Map

Location: Part of Lot 25,
Concession 2

Applicant:
2216840 Ontario Inc.



Attachment

Files: 19T-10V01
& Z.10.004

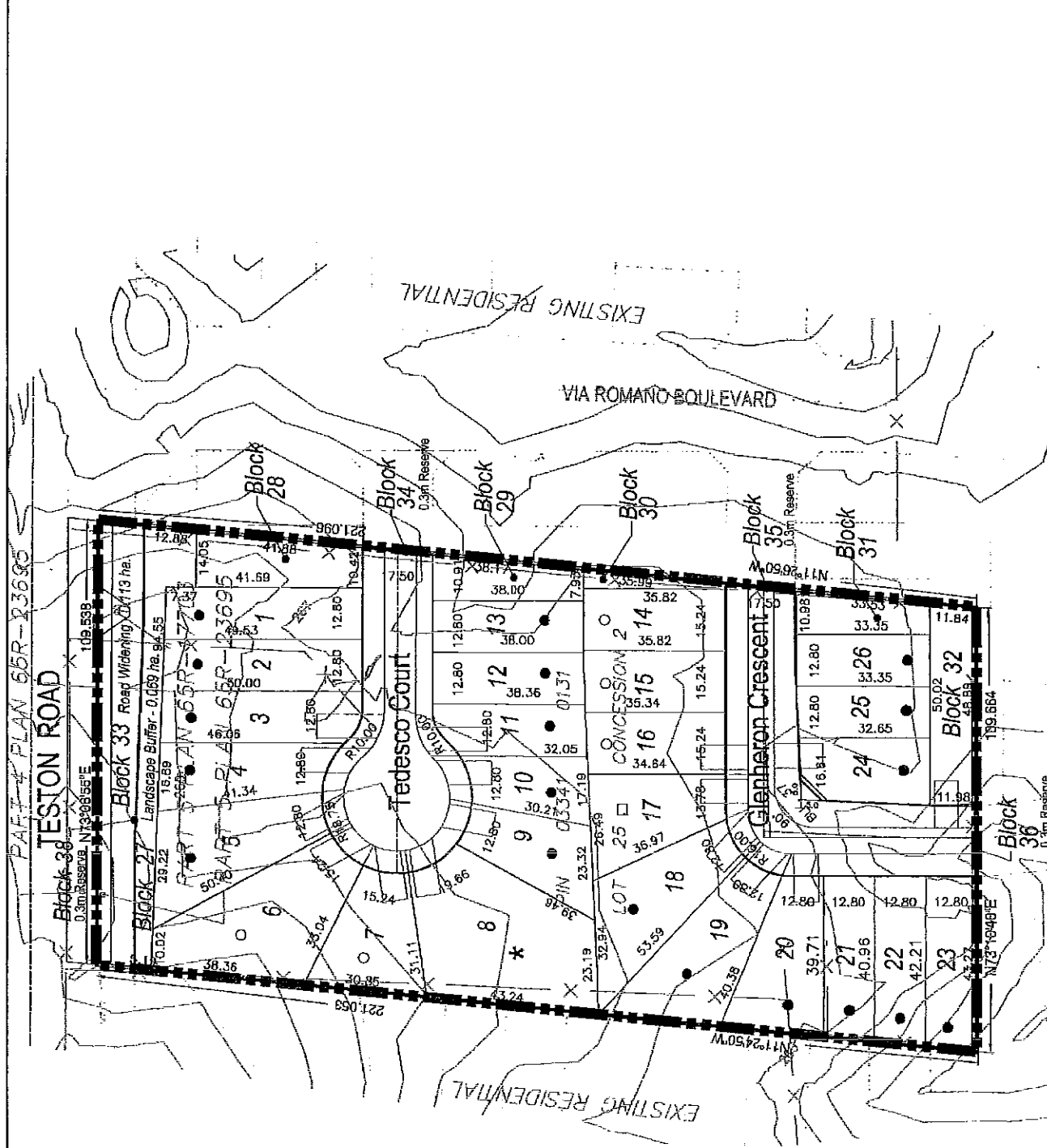
Date:
January 17, 2011

2

Proposed Draft Plan of Subdivision

Location: Part of Lot 25,
Concession 2

Applicant:
2216840 Ontario Inc.



Draft Plan of Subdivision Application

The proposed plan is comprised of the following:

- 26 lots for single detached dwelling units
- 5 part lots (Blocks 28 - 32) to be combined with Blocks 53 to 56 on Plan 65M-4184, Block 15 on Plan 65M-4071 and Part 12 on Reference Plan 65R-32343 to create full lots for future residential development

SUBJECT LANDS

TESTON ROAD

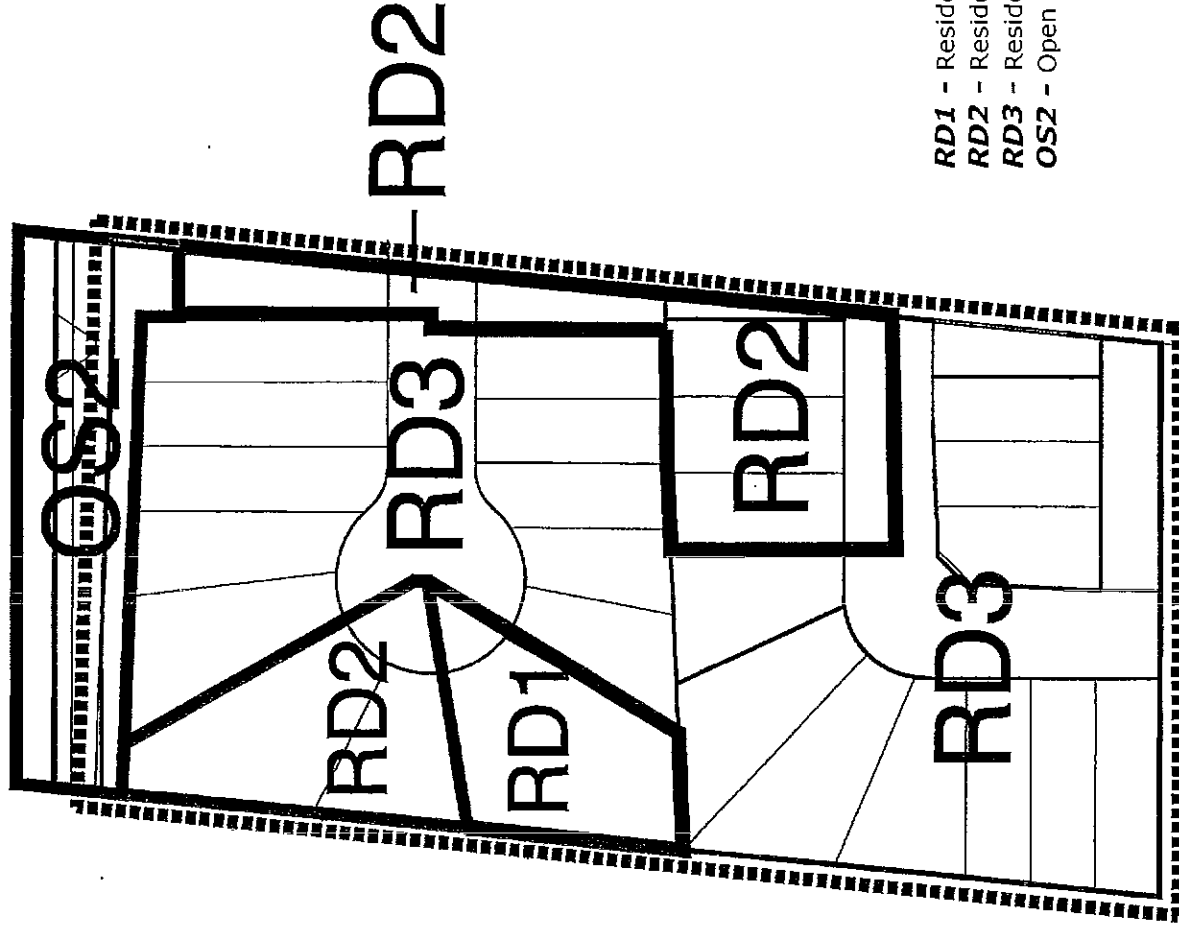


Not to Scale

Zoning Amendment Application

Rezone the Subject Lands from **A** Agricultural Zone to **RD1** Residential Detached Zone One, **RD2** Residential Detached Zone Two, **RD3** Residential Detached Zone Three and **OS2** Open Space Park Zone

■■■■■■■■■■
SUBJECT LANDS



RD1 - Residential Detached Zone One
RD2 - Residential Detached Zone Two
RD3 - Residential Detached Zone Three
OS2 - Open Space Park Zone

Proposed Zoning

Location: Part of Lot 25,
Concession 2

Applicant:
2216840 Ontario Inc.

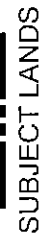


Attachment

Files: 19T-10V01
& Z 10.004

Date:
January 17, 2011

5



Age	Percentage
0	5
10	35
20	30
30	15
40	10
50	5
60	2
70	1
80	1
90	1
100	1