

COMMITTEE OF THE WHOLE JUNE 14, 2011

ZONING BY-LAW AMENDMENT FILE Z.06.058 DRAFT PLAN OF SUBDIVISION FILE 19T-06V10 MOSAİK PINEWEST INC. WARD 3

Recommendation

The Director of Development Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.058 (Mosaik Pinewest 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, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone in the manner shown on Attachment #5.
2. THAT Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.) as shown on Attachment #4, BE APPROVED, as redlined on June 14, 2011, subject to the conditions of approval set out in Attachment #1.
3. THAT for the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated and/or cash-in-lieu paid in accordance with the Planning Act and conform to the Council approved "Cash-in-lieu of Parkland Policy".
4. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 24, 2011:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-06V10 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 147 single family residential units".

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; and,
- iv) Energy-Star homes.

Economic Impact

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

Communications Plan

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No written responses were received through the notice circulation, and as of May 30, 2011, no responses respecting the applications have been received by the

Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 5, 2007, and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on March 19, 2007.

Purpose

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

1. Zoning By-law Amendment File Z.06.058 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachment #2, from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to the following zone categories in the manner shown on Attachment #5:
 - i) RD2 Residential Detached Zone Two (15 m frontages) for 32 lots and 4 blocks;
 - ii) RD3 Residential Detached Zone Three (9 frontages) for 11 lots;
 - iii) RD4 Residential Detached Zone Four (12 m frontages) for 100 units and 4 blocks;
 - iii) OS1 Open Space Conservation Zone for Blocks 156 and 158;
 - iv) OS2 Open Space Park Zone for Blocks 153, 154 and 155; and,
 - v) OS4 Open Space Woodlot Zone for Block 157.

2. Draft Plan of Subdivision File 19T-06V10 as shown on Attachment #4, consisting of the following:

a)	143 lots (Lots 1-143) for detached dwellings	6.75 ha
b)	Existing Residential	1.27 ha
c)	Residential Blocks (Blocks 145-152)	0.23 ha
d)	Neighbourhood Park (Block 153)	3.24 ha
e)	Linear Park (Blocks 154-155)	0.44 ha
f)	10m Open Space Buffer(Block 156)	0.60 ha
g)	Woodlot Buffer (Block 157)	0.13 ha
h)	Proposed Pumping Station/Access (Block 158)	0.37 ha
i)	0.3m Reserves (Blocks 159-180)	0.01 ha
j)	<u>Roads</u>	<u>2.91 ha</u>
	Total Area	15.95 ha

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located north of Major Mackenzie Drive and east of Pine Valley Drive, in Part of Lot 23, Concession 6, City of Vaughan (Planning Block 40 South). The surrounding land uses are shown on Attachment #3.

Block 40 South Plan

The Development Planning Department has reviewed the proposed draft plan of subdivision in consideration of the Revised Block 40 South Plan approved by Council on June 8, 2010, as shown on Attachment #6 and note a minor change in the lotting pattern for the lots north of the linear park (Block 154). The road pattern remains the same as the Approved Block 40 Plan, however Lots 85, 86, 89 to 91 inclusive and 102-105 inclusive have been re-oriented to face the linear park (Block 154) to the south whereas the flankage of these lots previously faced the park block. Staff has no objections to this minor lotting change, which promotes a safer street and linear park with an "eyes on the street" view from the new re-oriented lots.

Block 158 is located within the Open Space lands, and is reserved for a pumping station. The pumping station was identified in the Master Environmental Servicing Plan (MESp) for Block 40

South, but not on the approved Block 40 South Plan. Block 158 and the required maintenance access to this block will be discussed in the Subdivision Design and Vaughan Development/Transportation Engineering Department sections of this report.

The Policy Planning Department had provided an update on the status of the April 24, 2006, Council approved Block 40 South Plan conditions at the June 1, 2010 Committee of the Whole, and all outstanding block plan conditions with regards to an Edge Management Plan for this subdivision have been satisfied.

Official Plan

a) OPA #600

The subject lands are designated "Low Density Residential", "Valley Lands" and "Neighbourhood Park" by OPA #600, which permits the proposed single detached uses on the developable tableland.

The "Low Density Residential" designation permits a maximum residential density of 22 units per hectare. The area included in the calculation of residential density includes the local and primary roads and the lands for the dwelling units, but excludes all other lands. For the purposes of calculating density, this subdivision consists of an area of 9.89 ha with 143 single detached units yielding a density of 14.46 units/hectare, which conforms to OPA #600.

b) City of Vaughan Official Plan 2010

The subject lands are designated "Low-Rise Residential", "Parks" and "Natural Area" 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.

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

Zoning

The subject lands shown on Attachment #2 are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by By-law 1-88. To facilitate the proposed plan of subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to the following Residential and Open Space Zones in accordance with the standard requirements of Schedule "A3" in Zoning By-law 1-88, as shown on Attachment #5:

- i) rezone Lots 1 to 7 inclusive, Lots 27 to 49 inclusive, Lots 103, 104 and Blocks 145 to 148 inclusive, to RD2 Residential Detached Zone Two, to provide for 32 units on lots with minimum 15m frontages;
- ii) rezone Lots 8-26 inclusive, Lots 50-91 inclusive, Lots 97-99 inclusive, Lot 102, 105, 108-123 inclusive and Lots 126-143 inclusive to RD3 Residential Detached Zone Three, to provide 99 single detached dwelling units with minimum 12 m frontages;
- iii) rezone Lots 92-96 inclusive, Lots 100, 101, 106, 107, 124, 125, 141 and Blocks 149 to 152 inclusive, to RD4 Residential Detached Zone Four, to provide 12 single detached dwelling units with minimum 9 m frontages;
- iv) rezone Neighbourhood Park Block 153, Linear Park Blocks 154 and 155 from A Agricultural Zone to OS2 Open Space Park Zone; and,

- v) rezone Blocks 156 and 158 from A Agricultural Zone to OS1 Open Space Conservation Zone.

Subdivision Design

The proposed draft plan of subdivision as shown on Attachment #4 is comprised of 143 residential lots for single detached units, and 8 residential blocks (Blocks 145-152 inclusive) to be combined with adjacent residential blocks to the east (File 19T-06V04 Greenbrooke Development Inc.) to create full residential lots for single detached dwellings.

The development details for the proposed draft plan of subdivision shown on Attachment #4 were identified earlier in the "Purpose" section of the report.

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 40 South Plan, as shown on Attachment #6. The proposed subdivision accommodates an open space landscape buffer (Block 156) along the north side of the subdivision for edge management planting and a linear park buffer (Blocks 154 and 155) along the south limit of the subdivision.

a) Block 158 (Pumping Station and Access)

Block 158 on the draft plan was created to locate a pumping station, which the applicant is proposing to access from the approved Plan of Subdivision File 19T-06V07 (Belmont Properties Inc.) to the south. The Vaughan Development/Transportation Engineering Department requires a minimum 9.0m wide access, which the applicant has proposed through the Belmont subdivision, as shown on Attachment #7. These lands must be conveyed to the City, free of all costs and encumbrances. The Development/Transportation Engineering Department has advised that since Phases 1 and 2 of Plan 19T-06V07 have been registered, Belmont Properties Inc. and the Trustee of Block 40 South have agreed to provide the necessary land conveyance to the City through Plan 19T-06V07, Phase 3. The conditions of approval to this effect are included in Attachment #1.

The 9 m wide access block is proposed on lands within the Belmont Properties Inc. (Belmont) Plan of Subdivision 19T-06V07 that is approved and zoned RD3(H) Residential Zone Three, with the Holding Symbol "H" subject to Exception 9(1291) by Zoning By-law 1-88. This access block directly impacts the Belmont Plan as follows:

- i) the access is proposed over part of Lots 231 and 232 (not the entire Lots) as shown on Attachment #7, which have a combined frontage of 24.8m resulting in remnant parcels of land on either side of the access block.
- ii) the draft approved lots lying east of the access block (i.e. part of Lot 231 and Lots 220 to 231 inclusive) must be relotted to ensure that they comply with the existing RD3 Zoning.
- iii) the remnant parcel lying west of the access block (i.e. part of Lot 232) must be reconfigured to ensure that the parcel does not remain undevelopable.

These issues have been reviewed with the applicant and the Development Planning Department is satisfied that they can be addressed prior to final registration of the Belmont Plan through minor modifications to the lotting pattern. The remnant part of Lot 231 can be combined with Lots 220 to 231 and the lotting boundaries readjusted to create full lots that comply with Zoning By-law 1-88. The location of the access block can also be shifted slightly as required to ensure that there is no remnant parcel west of the block.

b) Deletion of Lot 144 from Draft Plan of Subdivision

The Draft Plan of Subdivision as shown on Attachment #4 has been red-lined with concurrence from the applicant to delete Lot 144, which includes an existing residential dwelling, within the open space valley. The final disposition of Lot 144 will be dealt with through the final approval of the Block 40/47 Block Plan. A letter from the Block Trustee for Block 40 South and Block 40/47 has been provided to this effect.

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

Architectural Guidelines

All development within the Block 40 South Planning Area is subject to architectural approval. Prior to final approval, the Owner is required to submit Architectural Guidelines, which are to be approved by the control architect and Vaughan Council. A condition to this respect has been included in Attachment #1.

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 Development/Transportation Engineering Department

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

i) Road Network

The Plan shall conform to the approved Block 40 South Transportation Management Plan.

Alternative road design standards are proposed within Block 40 South and the Plan, as per the April 1995 Ministry of Housing and Ministry of Municipal Affairs published Alternative Development Standards which promotes the use of these guidelines, and provides for reduced pavement widths.

In accordance with the City's Design Criteria, two (2) access points shall be provided as the development contains more than 40 units. This Plan is subject to the development of the adjacent Plan of Subdivision 19T-06V07 Phase 3 to the east, and Plan of Subdivision 19T-06V07 Phase 3 to the south.

If this development proceeds independently of adjacent lands to the south and east, then external easements shall be provided to the City for roads and services to facilitate development of this Plan.

ii) Water Servicing

The Plan is located within City of Vaughan Pressure District 7. Watermain loop for fire protection and water quality assurance shall be provided.

If this development proceeds independently of adjacent lands to the south and east, then external easements shall be provided to the City for roads and services to facilitate development of this Plan.

iii) Sanitary Servicing

As per the approved Block 40 South Master Environmental Servicing Plan (MESP), and in coordination with the Block 40/47 North consulting engineer and the Toronto and Region Conservation Authority (TRCA), a sanitary pump station must be built within Block 158 on the Plan in order to service the Plan, the west side of Block 40 South, all of Block 40/47 North, and a portion of east Kleinburg. The sanitary sewage will pump flow via a sanitary force main east to approximately the Lawford Road/Chatfield Drive intersection and then by gravity sewer south to the Jane/Rutherford sanitary sewer system via Block 39 and Block 32 West.

In order to facilitate the construction and maintain the proposed sanitary pump station on Block 158 on the Plan, the Owner shall convey free of cost and encumbrances to the City of Vaughan a minimum 9.0 metre wide block for the purposes of maintenance road access and sanitary gravity and forcemain sewers external to the Plan, on the adjacent Plan of Subdivision 19T-06V07 (Belmont Properties (Weston) Inc.), Phase 3 lands.

Since Plan of Subdivision 19T-06V07 (Belmont Properties (Weston) Inc.) Phase 3 is currently draft approved without the necessary minimum 9.0 metre wide maintenance road block, the Owner, Belmont and the Trustee of Block 40 South have agreed to provide the necessary land conveyances to the City of Vaughan on the Plan 19T-06V07, Phase 3.

As per an Addendum to the Block 40 South MESP, Stormwater Management dated April 18, 2011, the redirection of sanitary flows from a portion of this Plan are proposed to drain south through the adjacent Block 40 South Plans, to Block 39 outletting to the Woodbridge Sanitary Drainage System via the Regional Pine Valley Pumping Station.

If this development proceeds independently of adjacent Plans and Block 40/47 North, then external easements shall be provided to the City for roads and services to facilitate development of this Plan.

iv) Stormwater Drainage

As per the approved Block 40 South MESP, Storm Water Management Pond #3 must be constructed in order to accommodate stormwater from the Plan, located external to the Plan at the south-west limit of the future Phase 3 of Plan 19T-06V07.

If this development proceeds independently of the adjacent plan to the south, then external easements shall be provided to the City of Vaughan for roads and services to facilitate development of this Plan.

v) Draft Plan

An 8.0m x 8.0m daylight triangle with 3.0m returns, and associated 0.3m reserve at the southeast intersection of Street "A" and Street "B" as per City of Vaughan Standard Drawing D-1 is required.

vi) Noise Report

A Noise Report shall be prepared and submitted addressing any noise concerns for the development of the Plan.

vii) Environmental Site Assessment

The ESA Phase I was revised on March 23, 2011, reviewed and found acceptable. However, prior to the demolition of any structure on site or the registration of the plan of subdivision, whichever comes first, a Designated Substance Survey must be submitted for the review and approval by the City of Vaughan.

viii) Allocation

In accordance with the City of Vaughan Servicing Capacity Protocol as adopted by Vaughan Council on May 24, 2011, formal allocation of servicing capacity for the proposed 147 units (full and part blocks) will be required by Vaughan Council in conjunction with Draft Plan Approval. A condition to this effect is included in the recommendation.

Cultural Services

The Vaughan Cultural Services Division has no objections to the approval of the subject application and advises that the lands have been cleared of concern for archaeological resources by the Minister of Tourism and Culture. Standard conditions of approval are included in Attachment #1.

Parkland Dedication

Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 South 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, road and municipal services within Block 40 South. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the approval of Zoning By-law Amendment File Z.06.058 and Draft Plan of Subdivision File 19T-06V10. 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 amendments to Zoning By-law 1-88 and the Draft Plan of Subdivision application.

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.

PowerStream Inc.

PowerStream Inc. has no objection to the proposed draft plan of subdivision, subject to the developer entering into a separate subdivision agreement to address hydro matters. The developer is to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the subdivision, all in accordance with PowerStream Inc. and City of Vaughan standards and specifications, and latest revisions.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & 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 Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.06.058 and Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.), in accordance with the applicable policies of the City's Official Plan, the new Vaughan Official Plan 2010, the Council approved Block 40 South 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 as Red-Lined on June 14, 2011
5. Proposed Zoning
6. Approved Block 40 South Plan
7. Proposed Access to Pumping Station Through Plan of Subdivision 19T-06V07 (Belmont Properties Inc.)

Report prepared by:

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Respectfully submitted,

GRANT UYEVAMA
Director of Development Planning

/LG

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-06V10 (AS RED-LINED JUNE 14, 2011)
MOSAİK PINEWEST INC.
PART OF LOT 23, CONCESSION 6, BLOCK 40S, 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-06V10, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Humphries Planning Group Inc., drawing #A1, dated November 8, 2010, and revised on March 26, 2011, as red-lined on June 14, 2011 to incorporate the following revisions:
 - a) remove Lot 144 (Existing Residential) from Draft Plan of Subdivision File 19T-06V10 (Mosaik Pinewest Inc.).
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. Particular zoning categories to be applied are as follows:
 - i) RD2 Residential Detached Zone Two;
 - ii) RD3 Residential Detached Zone Three;
 - iii) RD4 Residential Detached Zone Four;
 - iv) OS1 Open Space Conservation Zone;
 - v) OS2 Open Space Park Zone; and,
 - vi) OS4 Open Space Woodlot Zone.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 48-2011.
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, including the required amendments in the adjacent Plan of Subdivision 19T-06V07 (Belmont Properties Inc.)
5. 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.
6. 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.

7. Final engineering design(s) may result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
8. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
9. The Owner shall agree that Block(s) 145 to 152 inclusive shall only be developed in conjunction with the adjacent lands.
10. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and the Director of Development Planning, prior to issuance of a building permit.
11.
 - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign 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.
12. 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.
13. The Owner shall agree in the subdivision agreement to the following:
 - a) Prior to final approval, architectural guidelines shall have been prepared in accordance with Council Policy and approved by Council;
 - b) All development shall proceed in accordance with the Council approved architectural design guidelines;
 - c) A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - d) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and,

- e) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
14. Prior to final approval, the Owner shall prepare a streetscape landscape master plan in accordance with the approved Block 40 Urban Design Guidelines and OPA #600 policies, and the plan shall address but not be limited to the following issues:
 - a) Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including fencing;
 - b) Edge restoration along the open space lands;
 - c) Edge restoration along Woodlot Buffer Block 157;
 - d) The appropriate high quality design of Neighbourhood Park Block 153;
 - e) The appropriate high quality design of Linear Park Blocks 154 and 155; and
 - f) The pedestrian urban connections between park blocks.
 15. Prior to final approval, the Owner shall provide a 10m buffer block abutting the open space block along residential Lots 1 to 7 inclusive, 27 to 47 inclusive, and Block 145.
 16. 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.
 17. The Owner shall convey Park Blocks 153, 154 and 155 to the City free of all encumbrances for parkland purposes.
 18. In the event that the Owner and the City agree that the Owner will develop Park Blocks 153, 154 and 155, the Owner shall agree that the design, securities, and construction for the parks will be addressed through an amending agreement in accordance with the "City Developer Build/Parks Development Policy."
 19. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high galvanized chain-link fence or approved equal along the limits of the residential lots that abut the open space lands and the Woodlot Buffer Block (157).
 20. The Owner shall convey the 10m buffer block to the Toronto and Region Conservation Authority (TRCA) or the City free of all cost and encumbrances.
 21. Prior to final approval, the Owner shall provide a trail system, to the satisfaction of the City, in accordance with the Block 40 Landscape Master Plan and the City of Vaughan Pedestrian and Bicycle Master Plan Study.

22. 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 provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
23. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
24. The road allowances included in this draft plan of subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting 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.
25. 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.
26. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
27. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes and shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
28. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
29. 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:

- i) plans illustrating how this drainage system will be tied 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;
- ii) stormwater management techniques which may be required to control minor or major flows;

- iii) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources at it relates to fish and their habitat;
- iv) the location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act;
- v) proposed methods of controlling and preventing erosion and siltation on-site and in downstream areas during and after construction;
- vi) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls;
- vii) overall grading plans for the Plan; and,

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.

- 30. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 31. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed, oversized and built temporarily or permanent by others to accommodate the development of the Plan.
- 32. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
- 33. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
- 34. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
- 35. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

The Owner shall provide the City with a report showing the chlorine residual results on a weekly basis. If at any time the water quality test results do not comply with the Safe Drinking Water Act, the Owner shall notify the City immediately and take corrective action as directed by the City and prepare a report of all actions taken.

The City will charge the Owner the current retail water and sewer rates for the water consumed in this program. The Owner's licensed water operator will meter the consumption of water for each flush and report the readings to the City on a monthly basis. The City will audit the consumption reports and inspect the flushing points periodically to ensure that the water consumption reported accurately reflects the program.

36. 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:
- i) 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:
 - a) Bacteriological Analysis – total coliform and E-coli counts;
 - b) Chemical Analysis – Nitrate Test;
 - c) Water level measurement below existing grade;
 - ii) 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.
 - iii) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes; and,
 - iv) 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.
37. 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 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 MOE and a signed copy of the RSC by a Qualified Person, has to be submitted to the Development/Transportation Engineering Department for review and approval; and
 - (d) Reimburse the City for the costs of peer review of the above reports.
38. The Owner shall agree in the subdivision agreement to provide financial contribution towards the future Pine Valley North Sanitary Pumping Station Special Area Development Charge to the satisfaction of the City.
39. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement and/or Master Servicing/Cost Sharing agreement for the construction and financial cost sharing for the sanitary pump station and sanitary gravity/forcemain sewers on Block 158 on the Plan and associated sanitary sewers and watermain located in the valley Phase 2 lands external to the Plan as per the approved Master Environmental and Servicing Plan (MESP), to the satisfaction of the City.
40. Prior to final approval of the Plan, the Owner shall convey to the City, Block 158 on the Plan, free of all costs and encumbrances, for the sanitary pump station, access road, sanitary gravity/forcemain sewers, watermain and other essential services necessary to construct the sanitary pump station and associated sanitary sewers and watermain located in the valley Phase 2 lands external to the Plan as per the approved MESP, to the satisfaction of the City.
41. Prior to final approval of the Plan, the Owner shall provide written confirmation from both the Block 40 South and Block 40/47 North consultants that the location of the proposed sanitary pumping station and all required servicing and related valley crossings are coordinated with the Block 40 South and Block 40/47 North MESP and to the satisfaction of the TRCA and City.

42. Prior to final approval of the Plan, the Owner shall convey any lands and easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan as per the approved Block 40 South MESP, which may include any additional lands and easements within and external to the Plan, that may not be limited to the following items, to the satisfaction of the City:
 - a) convey to the City a minimum 9.0 metre wide block, ultimate width to be established at detail design stage, for maintenance road, sanitary gravity and forcemain sewers and watermain purposes external to the Plan on the adjacent Belmont Properties (Weston) Inc. 19T-06V07 Phase 3 lands; and,
 - b) That Lots 220 to 232 on the Belmont Properties (Weston Inc.) Plan of Subdivision File 19T-06V07 located south and external to the plan be reconfigured to comply with the minimum requirements of Zoning By-law 1-88 and to ensure that no remnant block(s) or part lot(s) remain on the said Plan.
43. Prior to final approval of the Plan, the Owner shall provide written confirmation from the Trustee for the Block 40 South Developers' Group confirming the necessary financial cost sharing arrangements and accepting the location of the proposed sanitary pumping station and all required servicing, the revised sanitary drainage areas, and shall provide any required external easements to the City for servicing, access and maintenance as per the approved MESP, and to the satisfaction of the City.
44. Prior to final approval of the Plan, the Owner shall provide written confirmation from the Trustee for the Block 40/47 North Developers' Group confirming the necessary financial cost sharing arrangements and accepting the location of the proposed sanitary pumping station and all required servicing and the revised sanitary drainage areas as per the approved MESP, and to the satisfaction of the City.
45. Prior to final approval of the Plan, the Owner shall submit for review and approval of the City the addendum to the Block 40 South MESP dated April 18, 2011, which proposes the redirection of sanitary flows to Block 39 outletting to the Woodbridge Sanitary Drainage System via the Regional Pine Valley Pumping Station.
46. 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, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
47. 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.
48. a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism and Culture and the City of Vaughan's Policy Planning, Development Planning (Urban Design) and Recreation and Culture Departments shall be notified immediately.

- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the City of Vaughan's Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
49. 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.
50. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:
- a) within the entire subdivision plan:
- "Purchasers and/or tenants are advised that 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 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."

- "Purchasers and/or tenants are advised that traffic-calming measures may have been incorporated into the road allowances."
- "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."
- 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 mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
- "Purchasers and/or tenants are advised that all of the residential units within this Plan will be built to ENERGY STAR® standards, and shall be ENERGY STAR® qualified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification process for the ENERGY STAR® program is the responsibility of the developer and/or builder."
- "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
 - a) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
 - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99 m	3.5 m
7.0 - 8.99 m	3.75 m
9.0 - 11.99 m ¹	6.0 m

12.0 m and greater²

| 9.0 m

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

²The Lot Frontage for Lots 12.0 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”

- b) abutting any open space or woodlot:
- "Purchasers and/or tenants are advised that the adjacent open space or woodlot may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block:
- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."
- d) along a potential transit route:
- "Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Street "A" and Street "B".
51. 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 the access blocks to the pumping station (Block 158) 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.]

52. 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.
53. 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.
54. 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.

Toronto and Region Conservation Authority (TRCA)

55. The Owner shall submit a water balance and groundwater analysis to the satisfaction of the TRCA.

56. The Owner shall submit a monitoring plan, including a scope of the Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA.
57. 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 TRCA that describes the storm drainage system (quantity and quality), in accordance with the MESP for this area (Block 40 South). 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 Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
 - overall grading plans for the subject lands.
58. Prior to the approval of the draft plan of subdivision, a detailed Lot Grading Plan shall be submitted that complies with the approved general lot grading plan and respects buffer requirements.
59. The vegetation units in the numerous hedgerows that have been assessed for possible preservation will be subject to detailed vegetation preservation plans.
60. That a single, consolidated updated MESP document be submitted to the TRCA incorporating any necessary revisions as a result of the fulfillment of previous TRCA conditions.
61. The Owner shall complete and submit an Edge Management Plan and/or detailed restoration planting plans for the perimeter of Valleyland/buffer block (Block 156), incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to the clearance of any conditions of draft plan of subdivision approval.

62. That the existing natural features for the entire main valley system on the west side of the Block be staked and provided with a 10 metre buffer in order to protect the integrity of the valley system in accordance with Council's policy and subject to the satisfaction of the TRCA.
63. A geotechnical assessment is required to determine the location of the long-term stable top-of-slope in relation to the location of the proposed 10-metre setback/buffer (Block 156).
64. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA.
65. That the valleyland open space buffer (Block 156) be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
66. That the implementing Zoning By-law recognize Block 156 in an open space, or other suitable Zone category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
67. That the Owner agree 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 Conditions 56 and 57;
 - b) to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c) to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA.
 - d) to erect a permanent fence for those lots located adjacent to the Valleyland Open Space Block (Lots 1 to 8 inclusive and Lots 27 to 47 inclusive).
68. The Owner shall submit a copy of the fully executed subdivision agreement to the TRCA, in order to expedite the clearance of conditions of draft approval.

Region of York Conditions

69. 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.
70. 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.

71. 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.
72. 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 transit requirements for all lands within this plan of subdivision, to the Regional Transportation Services Department for verification that all York Region's concerns have been satisfied.
73. 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 Regional Transportation Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.
74. Prior to final approval, the location, design and construction of the construction access for the subdivision work shall be completed to the satisfaction of the Regional Transportation Services Department and illustrated on the Engineering Drawings.
75. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Regional Transportation Services Department, outlining all requirements of the Regional Transportation Services Department.
76. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional 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.
77. Prior to final approval, the Owner shall satisfy the Regional 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] 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 roadways that have/will have transit services.

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

- Street A
- Street B

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

79. Subject to approval by YRT, passenger standing areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Street A (westbound)	Street B (near side)	NE corner	YRT-1.01	-
Street B (northbound)	Street A (near side)	SE corner	YRT-1.01	-
Street B (southbound)	Adjacent to BLOCK 154	West Side	YRT-1.01	-

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

80. Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines.
81. The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT the final bus stop locations/requirements. The Owner/consultant is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.
82. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations and passenger standing areas and shelter pads to the satisfaction of York Region.
83. Street A and Street B shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles is 3.5 m. The minimum curb radius for transit vehicles is 15 m. These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association.
84. 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 77. 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.
85. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.
86. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.

87. 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.

Canada Post

88. The Owner agrees to include on all offers of purchase/ renter agreement (if applicable) and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
89. The Owner will be responsible for notifying the purchaser/ renter of the exact Community Mailbox locations prior to the closing of any home sale.
90. The Owner will consult with Canada Post Corporation to determine suitable locations for the placement of the Community Mailboxes and to indicate these locations on the appropriate servicing plans.
91. The Owner will provide the following for each Community Mailbox site and include the following requirements on the appropriate servicing plans:
- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - Any required walkway across the boulevard, as per municipal standards; and,
 - Any required curb depressions for wheelchair access.
92. The Owner further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

Other Conditions

93. 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.
94. The City shall advise that Conditions 1 to 54 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

95. The Toronto and Region Conservation Authority shall advise that Conditions 55 to 68 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
96. The Regional York shall advise that Conditions 69 to 87 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
97. Canada Post shall advise that Conditions 88 to 92 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Context Location Map

Location: Part of Lot 23,
Concession 6

Applicant:
Mosaik Pinewest Inc.

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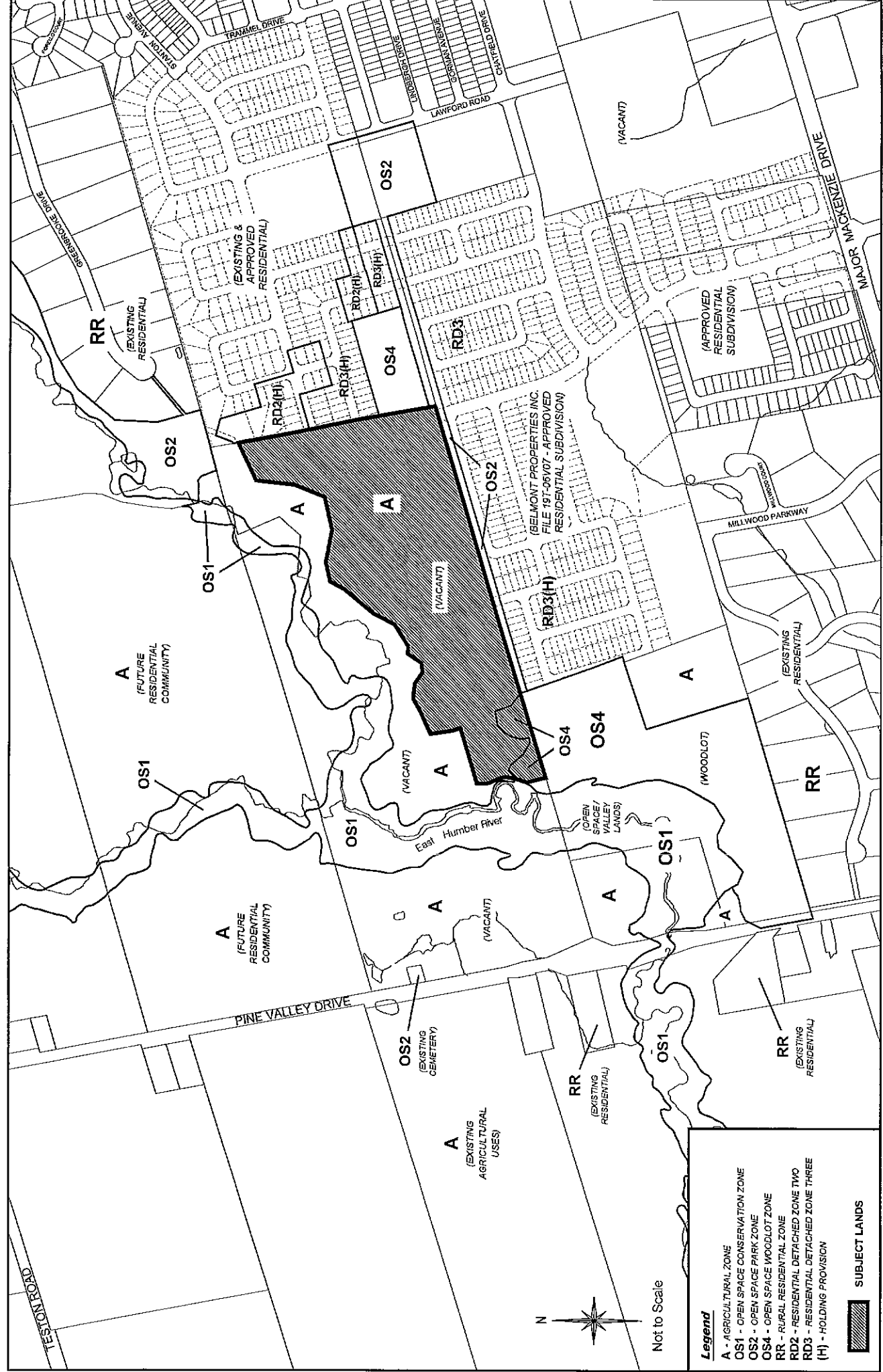


Attachment

File: 19T-06V10 &
Z.06.058

Date:
June 3, 2011

2



Location Map

Location: Part of Lot 23,
Concession 6

Applicant:
Mosaik Pinewest Inc.

Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- (H) - HOLDING PROVISION

SUBJECT LANDS



Not to Scale



Attachment

File: 19T-06V10 &
Z.06.058

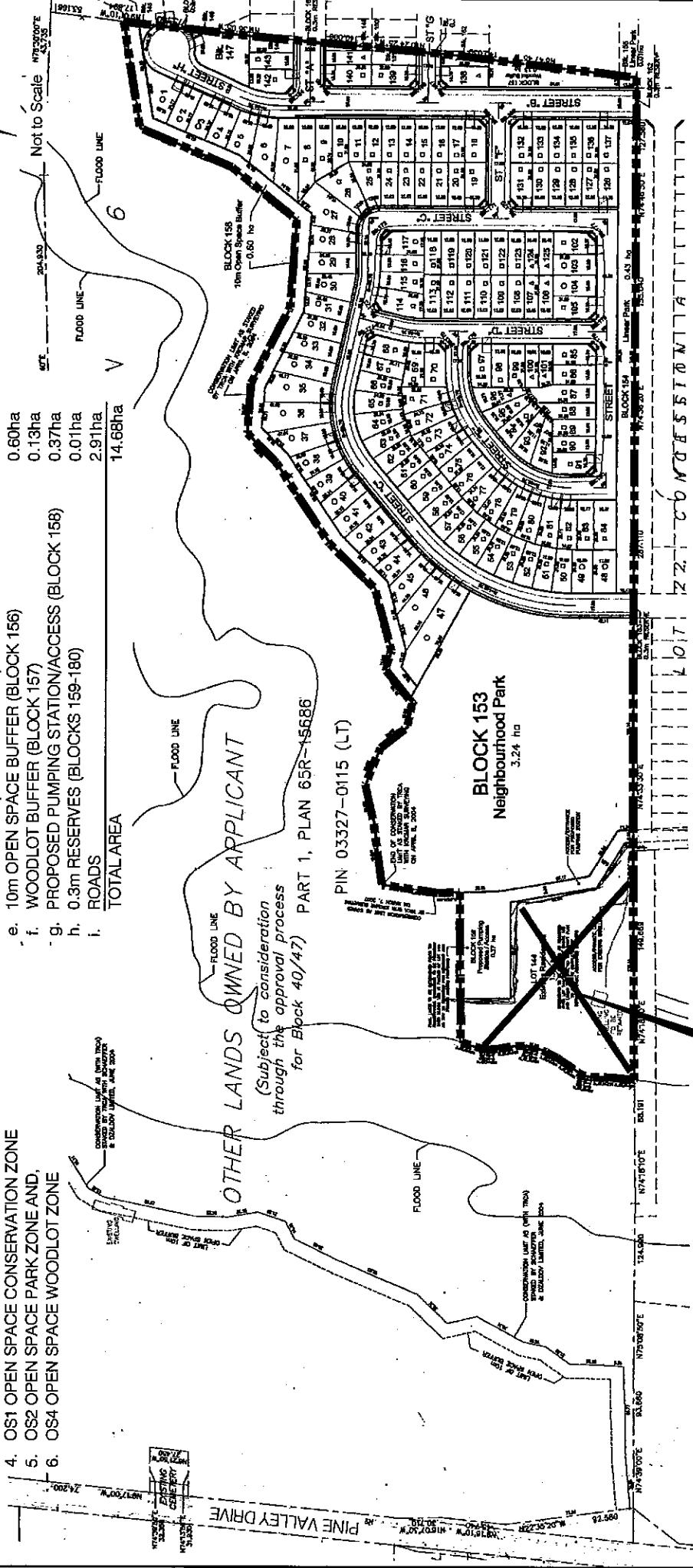
Date:
June 3, 2011

3

- ZONING BY-LAW AMENDMENT APPLICATION Z.06.058:**
 REZONE FROM A AGRICULTURAL ZONE, OS1 OPEN SPACE CONSERVATION ZONE AND OS4 OPEN SPACE WOODLOT ZONE TO:
1. RD2 RESIDENTIAL DETACHED ZONE TWO
 2. RD3 RESIDENTIAL DETACHED ZONE THREE
 3. RD4 RESIDENTIAL DETACHED ZONE FOUR
 4. OS1 OPEN SPACE CONSERVATION ZONE
 5. OS2 OPEN SPACE PARK ZONE AND,
 6. OS4 OPEN SPACE WOODLOT ZONE

- DRAFT PLAN OF SUBDIVISION 197-06/10:**
 CONSISTING OF THE FOLLOWING:
- a. 143 LOTS (LOTS 1-143) FOR DETACHED DWELLINGS
 - b. RESIDENTIAL BLOCKS (BLOCKS 145-152)
 - c. NEIGHBOURHOOD PARK (BLOCK 153)
 - d. LINEAR PARK (BLOCKS 154-155)
 - e. 10m OPEN SPACE BUFFER (BLOCK 156)
 - f. WOODLOT BUFFER (BLOCK 157)
 - g. PROPOSED PUMPING STATION/ACCESS (BLOCK 158)
 - h. 0.3m RESERVES (BLOCKS 159-180)
 - i. ROADS
- TOTAL AREA
14.68ha

- 6.75ha
- 0.23ha
- 3.24ha
- 0.44ha
- 0.60ha
- 0.13ha
- 0.37ha
- 0.01ha
- 2.91ha
- 14.68ha



OTHER LANDS OWNED BY APPLICANT
 (Subject to consideration through the approval process for Block 40/47) PART 1, PLAN 65R-15686

RED-LINED TO REMOVE LOT 144
 EXISTING RESIDENTIAL

SUBJECT LANDS

**Proposed Draft Plan of Subdivision
 as Red-Lined on June 14, 2011**



Applicant: Mosaik Pinewest Inc.
 Location: Part of Lot 23,
 Concession 6

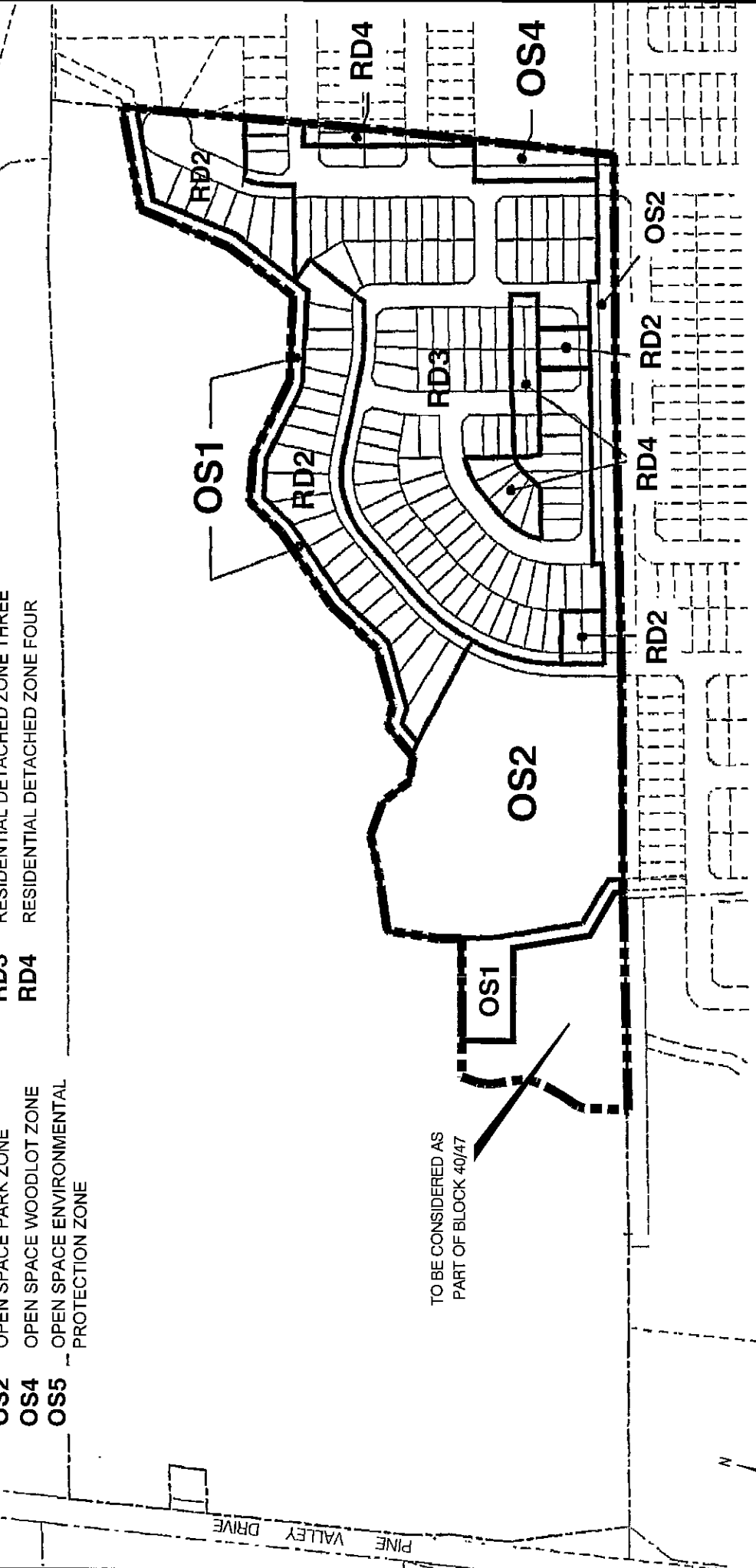
Attachment

File: 197-06/10 &
 Z.06.058

Date:
 June 3, 2011

LEGEND

- OS1** OPEN SPACE CONSERVATION ZONE
- OS2** OPEN SPACE PARK ZONE
- OS4** OPEN SPACE WOODLOT ZONE
- OS5** OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD2** RESIDENTIAL DETACHED ZONE TWO
- RD3** RESIDENTIAL DETACHED ZONE THREE
- RD4** RESIDENTIAL DETACHED ZONE FOUR



TO BE CONSIDERED AS
PART OF BLOCK 40/47



Not to Scale

----- SUBJECT LANDS

Proposed Zoning

Location: Part of Lot 23,
Concession 6
Applicant:
Mosaik Pinewest Inc.



Attachment

File: 19T-06V10 &
Z.06.058
Date:
June 3, 2011

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SUBJECT LANDS

- LEGEND**
- EXISTING ESTATE RESIDENTIAL
 - PHASE 1 & 3 LOW DENSITY RESIDENTIAL
 - PHASE 1 & 2 MEDIUM DENSITY RESIDENTIAL
 - FUTURE PHASES
 - ◆ 24.0m SINGLE DETACHED DWELLINGS
 - ◆ 18.0m SINGLE DETACHED DWELLINGS
 - ◆ 15.0m SINGLE DETACHED DWELLINGS
 - ◆ 14.0m SINGLE DETACHED DWELLINGS
 - ◆ 13.25m SEMI DETACHED DWELLINGS
 - ◆ 12.0m SINGLE DETACHED DWELLINGS
 - ◆ 12.5m SINGLE DETACHED DWELLINGS
 - ◆ 12.2m SINGLE DETACHED DWELLINGS
 - ◆ 8.1m TOWNHOUSE DWELLINGS
 - COMMERCIAL
 - DISTRICT CENTRE
 - PARK
 - FUTURE PARK
 - FUTURE PLAY AREA
 - FUTURE PLAY AREA
 - INSTITUTIONAL
 - STORM WATER MANAGEMENT POND
 - WOODLOT
 - VALLEYLAND WOODLOT
 - DISTRICT CENTRE
 - LOTTING SUBJECT TO APPROVAL
 - ◆ STOP SIGN
 - ◆ MAIL BOX
 - ◆ BELL
 - ◆ HYDRANT
 - ◆ SIDEWALK
 - ◆ PRIVACY WOOD FENCING
 - ◆ ACOUSTIC WOOD FENCING
 - ◆ CHAIN LINK FENCE
 - ◆ ENTRY FEATURE WALL
 - ◆ DECORATIVE FENCE
 - ◆ COMMUNITY MULTIPURPOSE TRAIL

NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF PLANNING AND DEVELOPMENT. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

2. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

3. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

4. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

5. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

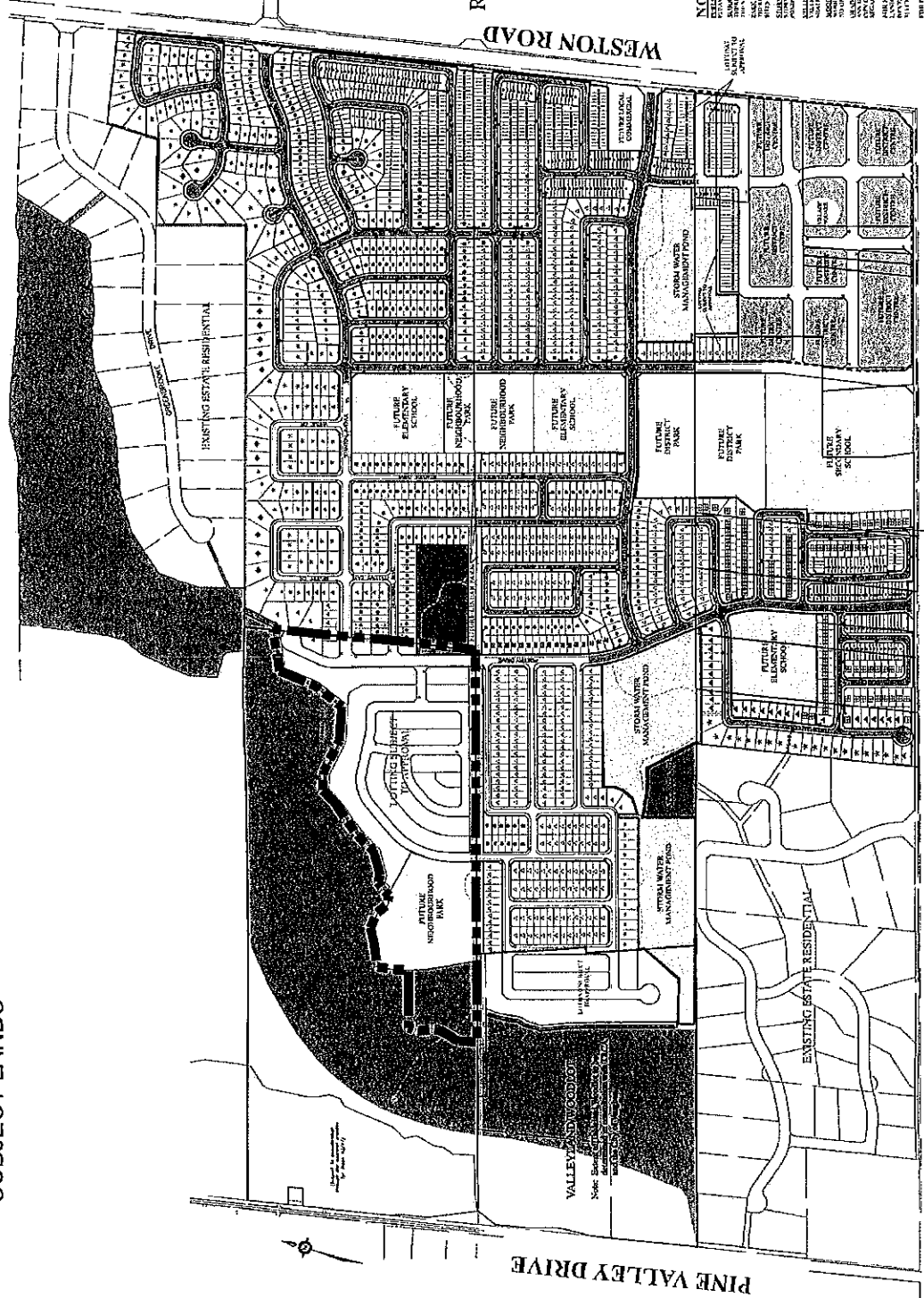
6. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

7. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

8. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

9. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

10. THE BOARD OF PLANNING AND DEVELOPMENT MAY REQUIRE CHANGES TO THIS PLAN AT ANY TIME.

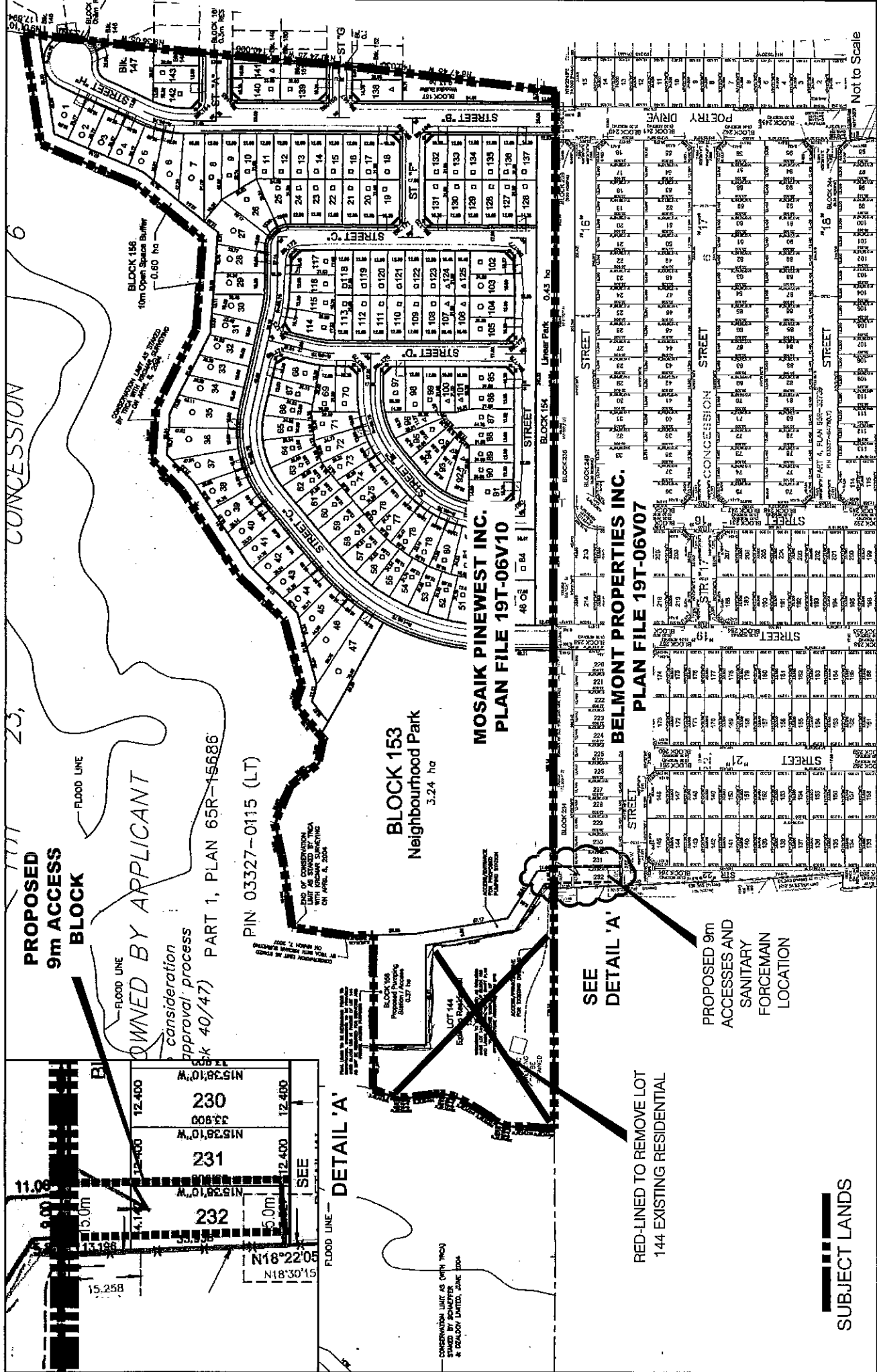


Not to Scale



Approved Block 40 South Plan

Applicant: Mosaik Pirewest Inc.
 Location: Part of Lot 23,
 Concession 6



**PROPOSED
9m ACCESS
BLOCK**

OWNED BY APPLICANT
consideration approval process
Block 40/47 PART 1, PLAN 65R-15686

PIN 03327-0115 (LT)

**BLOCK 153
Neighbourhood Park**
3.24 ha

**MOSAİK PINEWEST INC.
PLAN FILE 19T-06V10**

**BELMONT PROPERTIES INC.
PLAN FILE 19T-06V07**

DETAIL 'A'

**SEE
DETAIL 'A'**

**PROPOSED 9m
ACCESSES AND
SANITARY
FORCEMAIN
LOCATION**

**RED-LINED TO REMOVE LOT
144 EXISTING RESIDENTIAL**

SUBJECT LANDS

**Proposed Access to Pumping Station
Through Plan of Subdivision 19T-06V07
(Belmont Properties Inc.)**

Applicant: Mosaik Pinewest Inc.
Location: Part of Lot 23,
Concession 6



Attachment

File: 19T-06V10 &
Z.06.058

Date:
June 3, 2011