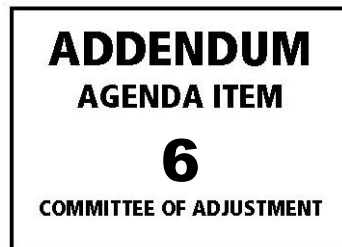
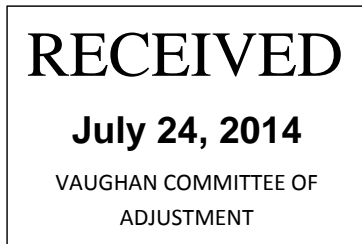


Subject:

FW: B034/14 141 Centre Street



From: Saya, Mauricio <Mauricio.Saya@york.ca>

Sent: Thursday, July 24, 2014 1:17 PM

To: Coles, Todd

Cc: Catherwood, Trevor

Subject: B034/14 141 Centre Street

Hi Todd,

York Region has reviewed the consent application B034/14. The Region has no objections to the consent application, **in principle**. However, prior to receiving final approval from the Region, and prior to the issuance of any conditional, partial and/or final building permits by the City of Vaughan, the applicant must satisfy the requirements listed below:

1. This application is subject to York Region's development applications processing fees identified in Bylaw No. A-0380-2006-049. **The fee for consent application review is \$770.00.** The fee must be submitted so we can proceed with the review. Please forward a **certified cheque** in the amount of **\$770.00** to the York Region Transportation and Community Planning Department, Development Approvals Section, payable to "The Regional Municipality of York". To the attention of the Development Review Coordinator.
2. Please be advised the Region is protecting a 30.0 metre right-of-way for this section of Centre Street. As such, we request that all municipal setbacks be referenced from a point 15.0 metres from the centreline of construction of Centre Street.
3. The Owner shall convey the following lands for public highway purposes, along the entire frontage of the subject lands (the lands to be severed) adjacent to Weston Road, to The Regional Municipality of York, free of costs and encumbrances:
 - sufficient property to provide 15.0 metres from the center line of construction of Centre Street.
4. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Regional Municipality of York. Alternatively, the Owner shall submit documentation to York Region confirming that the existing streetline represents the required Centre Street right-of-way in accordance with York Region's Official Plan.
5. The Regional Municipality of York 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 the Regional Municipality of York (the "Assessment"). Based on the findings and results of the Assessment, the Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must be addressed to the Region, and contain wording to the effect that the Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to the Regional Municipality of York.
6. The Owner shall also certify, prior to the transfer of the lands, in wording satisfactory to the Region's 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 the Regional Municipality of York (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by the Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to the Regional Municipality of York.

7. The Applicant is to be aware that any future proposed development will be subject to the approval of the area municipality, and will be subject to site plan approval conditions upon the submission of a formal site plan application.

For any questions, please contact the undersigned at extension 75758.

Mauricio Saya, B.Sc.(Eng.), C.E.T. | Development Review Technologist

Development Approvals, Community Planning, Transportation and Community Planning Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1

O: 905-830-4444 ext. 75758 | mauricio.saya@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Please consider the environment before printing this email.

Confidentiality: The information contained in this communication is confidential and is intended only for the use of the individual or entity to whom/ which it is addressed. The contents of this communication may also be subject to legal privilege, and all rights of that privilege are expressly claimed and not waived. Any distribution, use or copying of this communication, or the information it contains, by anyone other than the intended recipient, is unauthorized. If you have received this communication in error, please notify us immediately and destroy the communication without making a copy. Thank you.