

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 21, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

Regional Councillor Ferri declared an interest with respect to this matter, as his son is employed by a company that may benefit from the outcome of the vote, and did not take part in the discussion or vote on the matter.

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**ZONING BY-LAW AMENDMENT FILE Z.08.017
DRAFT PLAN OF SUBDIVISION FILE 19T-08V01
MILLWOOD VALLEY DEVELOPMENTS INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated June 16, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.08.017 (Millwood Valley Developments 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, and OS1 Open Space Conservation Zone, in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-08V01 (Millwood Valley Developments Inc.) as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT Vaughan Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-08V01 (Millwood Valley Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28 detached dwelling units (100 person's equivalent).”

4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-08V01 (Millwood Valley Developments Inc.) shall include the following clause:

“The Owner shall 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, if required, prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-lieu Policy. If required, 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 Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

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Contribution to Sustainability

The applications implement the following Goal and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be undertaken and included in the proposed development:

a) Native Vegetation Protection:

- Educate the future homeowners, where the lots abut open space lands, about the importance of maintaining the native plants and discouraging/prohibiting the installation of gates to avoid unwanted intrusion into the natural area and disposal of refuse in the natural area
- Prohibit the planting of ornamental plants beyond the backyards
- Provide native vegetation barrier plantings (i.e., raspberries) in areas of higher accessibility to deter human intrusion into the natural areas

b) Heating and Ventilation:

- A heat recovery ventilator system to save energy by reducing heating and cooling costs and provide fresh air for improved indoor climate control
- Programmable electronic thermostat to regulate temperature distribution over peak and non-peak times

c) Water Use:

- Low flow plumbing fixtures to reduce water consumption and sewage volumes

d) Building Materials and Technology:

- Low emissivity double-glazed windows with an EnergyStar rating engineered to minimize condensation
- Expanding foam insulation applied around all windows and doors, and in the garage ceiling separating living space beyond the standard Ontario Building Code requirements
- Recycled aggregate materials for the driveway base
- Waste Management Program, including source separation for lumber and drywall recycling

Economic Impact

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

Communications Plan

On December 19, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the Millwood Woodend Ratepayers' Association and the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject

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lands in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 13, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 20, 2015. To date, no correspondence has been received from the public on the subject applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.08.017 to amend Zoning By-law 1-88, specifically to rezone the subject lands 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, and OS1 Open Space Conservation Zone, in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report, to facilitate a proposed residential Draft Plan of Subdivision for 27.5 dwelling units.
2. Draft Plan of Subdivision File 19T-08V01 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #5 consisting of the following:

Lot/Block Number	Land Use	Area (ha)	Units
Lots 1-9 & 15-24	Detached Residential Units (15.3 m frontage)	1.465	19
Lots 10-14 & 25-27	Detached Residential Units (13.7 m frontage)	0.493	8
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Blocks 33 & 34	0.3 m Reserves	0.005	
Block 36	10 m Buffer	0.418	
	Total	16.219	27.5

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands to facilitate a residential plan of subdivision for 27.5 detached dwelling units, as shown on Attachment #5. The Vaughan Planning Department supports the proposed draft plan of subdivision since it conforms to OPA #600, the in-effect Official Plan at the time the proposal was submitted and the proposal is compatible with the surrounding existing and planned land uses.

Location

The subject lands are located north of Major Mackenzie Drive and east of Pine Valley Drive, City of Vaughan, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Official Plan Amendment (OPA) #600

The subject applications were submitted on March 7, 2008, and therefore are subject to the Official Plan in-effect at that time. The subject lands are designated "Low Density Residential", "Tableland Woodlots" and "Valley Lands" by OPA #600, as shown on Attachment #6.

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At the time of submission of the applications, the Block 40 South Plan, approved by Vaughan Council on April 3, 2006, implemented the Official Plan to permit low density residential development on a portion of the subject lands, as shown on Attachment #7. Since that time, further review and delineation of the development limits has taken place between the Owner, City, and the Toronto and Region Conservation Authority (TRCA).

The proposed residential development is permitted by the “Low Density Residential” policies of OPA #600, and the Block 40 South Plan. In consideration of the land use policies in-effect at the time of submission, the applications conform to the in-effect Official Plan for the subject lands (OPA #600).

City of Vaughan Official Plan 2010

The subject lands are designated “Natural Areas” and “Infrastructure and Utilities” (stormwater management pond) by Vaughan Official Plan 2010 (VOP 2010) and are located within a “Community Area” which do not permit residential development.

The proposed residential uses are not permitted by VOP 2010 on the subject lands but as the applications were submitted under the policies of in-effect OPA #600, the proposed Draft Plan of Subdivision conforms to that Official Plan.

Block 40 South Plan

Vaughan Council, at its meeting on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #7, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth. The road pattern in the Block Plan has been modified to accommodate the final development limits determined for the Draft Plan of Subdivision through the development review process.

Zoning

The subject lands are currently zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision as shown on Attachment #5, an amendment to the zoning by-law is required to rezone the subject lands in the manner shown on Attachment #4, together with the following site-specific zoning exceptions to the RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three:

Table 1: Proposed Zoning Exceptions

	By-law Standard	Zoning By-law 1-88, RD2 & RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 & RD3 Residential Detached Zone Requirements
a.	Maximum Permitted Yard Encroachments and Restrictions	No By-law standard for a fireplace encroachment	Permit a fireplace or chimney as an additional encroachment up to a maximum of 0.5 m in any yard

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b.	Maximum Permitted Yard Encroachments and Restrictions	No By-law standard for the encroachment of bay or box windows with footings	Bay or box windows, or similar window projections constructed with or without footings shall be permitted and may extend into a required Front, Exterior Side or Rear Yard a maximum of 0.6 m
c.	Maximum Permitted Encroachment of an Unenclosed Porch (Covered and Unenclosed) or Balcony	No By-law Standard for a covered and unenclosed porch or balcony	Permit a covered and unenclosed porch and/or balcony as a permitted encroachment into the front and rear yard to a maximum of 1.8 m
	By-law Standard	Zoning By-law 1-88, RD2 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 Residential Detached Zone Requirements
a.	Minimum Rear Yard	7.5 m	6 m (Lot 4)
b.	Minimum Interior Side Yard Abutting a Non-Residential Use	3.5	1.2 m (Lot 1)
c.	Minimum Lot Depth	30	i) 27.5 m - south lot line (Lot 4) ii) 27.5 m - north lot line 24.2 m - south lot line (Lot 5) iii) 24.2 m - north lot line (Lot 6)
	By-law Standard	Zoning By-law 1-88, RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Requirements
a.	Minimum Lot Depth	27 m	22 m - south lot line (Lot 24)
b.	Minimum Exterior Side Yard abutting a Sight Triangle	3 m	1.5 m (Block 28)

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i) Proposed Zoning Exceptions

The Owner has requested the same zoning exceptions for the RD2 and RD3 Zones, which apply to the same Zones subject to Exception 9(1291) to the east of the subject lands, in order to develop detached dwellings in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines. The proposed zoning exceptions will facilitate a housing built form and design that is consistent with and integrates into the residential community.

Relief to the requirements for the minimum rear yard and lot depth requirements respond to the east boundary limit of the open space/buffer lands, which results in irregular configurations for certain lots. Lot 24 also requires relief to the minimum lot depth for the south lot line due to the width design of the cul-du-sac (Street 1) resulting in an irregular lot configuration. The exceptions for the RD2 and RD3 Zones in Table 1 are considered to be acceptable and minor in nature.

The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands in the manner shown on Attachment #4, together with the requested site-specific exceptions discussed above, are appropriate for the development of the subject lands.

Subdivision Design

The 16.219 ha Draft Plan of Subdivision is comprised of 27.5 lots for detached dwelling units and 1 block (Block 28) to be developed with a block on the adjacent lands to the east to form one full lot for a detached dwelling unit, as shown on Attachment #5. The subject lands also maintain open space lands, which are part of a Provincially Significant Woodland and Wetland. Access to the subject lands is proposed from the adjacent Plan of Subdivision (File 19T-06V07) to the east, and one proposed street (cul-du-sac). All development within the Draft Plan of Subdivision shall proceed in accordance with the approved Block 40 South Architectural Design Guidelines for the Block 40 South Community. Conditions to this respect are included in Attachment #1.

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

Developers' Group Agreement

The Owner of the subject lands is a member of the Block 40 Developers' Group and is required to participate in the cost sharing for the Block, which includes addressing stormwater management, servicing, parks and infrastructure. A condition is included in Attachment #1 of this report requiring the Trustee for the Block 40 Developers' Group to advise the City in a letter that the Owner has satisfied all obligations for Block 40 South.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (Engineering Department) has provided the following comments:

a) Road Network

One internal road (Street "1") is proposed that intersects with Carling Road, opposite Stormont Trail in the adjacent Draft Plan of Subdivision (File 19T-06V07). A portion of the Block 40 South internal local road system, specifically Block 29 will be constructed as part of the development of the subject lands in order to complete the 17.5 m road allowance of Carling Road. The Owner is also required to dedicate Block 32 to York Region for the widening of Pine Valley Drive.

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b) Water Servicing

The subject lands will be serviced as part of the road works for the adjacent Draft Plan of Subdivision File 19T-06V07. The subject lands are located within Pressure District 7 (PD 7) of the York Water Supply System. Block 40 South will be serviced within PD 7. A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. This secondary feed will require the crossing of the valley and the location coincides with the sanitary sewer crossing to the Pine Valley North Sewage Pumping Station from the west.

c) Sanitary Servicing

The sanitary servicing of the subject lands is dependent on the design and construction of municipal services and public roads on abutting plans of subdivision within Block 40 South, including the Pine Valley North Sewage Pumping Station and associated servicing.

d) Storm Drainage & Servicing

The drainage flow will be discharged to the existing Stormwater Management Pond (Pond 3, Block 107) built as part of Draft Plan of Subdivision File 19T-06V07 Phase 3, which is located to the south of Stormont Trail as identified in the Block 40 South Master Environmental Servicing Plan (MESP) report. A storm outlet easement has been established in Draft Plan of Subdivision File 19T-06V07.

e) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed sufficient servicing capacity available to support continued urban growth in the City over the next three years. Servicing allocation for the subject lands was reserved for 28 detached dwelling units on May 19, 2015. Therefore, the following resolution to allocate capacity to the subject development is recommended for approval by Vaughan Council:

“THAT Draft Plan of Subdivision File 19T-08V01 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28 detached dwelling units (100 person's equivalent).”

f) Environmental Site Assessment

The Vaughan Engineering Department is satisfied with the updated Environmental Site Assessment Report (ESA) and Reliance Letter dated April 25, 2015, for the subject lands. A standard condition in Attachment #1 to this report includes requirements for a Phase Two ESA to be completed on all park/open space blocks to be conveyed to the City, with sampling conducted only after rough grading but prior to placement of topsoil.

g) Environmental Noise/Vibration Impact

The preliminary noise report was reviewed and there are no significant noise sources influencing the subject lands. Therefore, no acoustic measures are required. The Owner shall be required to submit a final noise report at the subdivision design stage.

h) Streetlighting

Streetlighting shall meet City criteria within the Draft Plan of Subdivision and match the existing adjacent conditions.

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Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department advises that the subject lands are located in an area identified as being of high archaeological potential in the City's database of archaeological resources, and as such the Owner is required to undertake an Archaeological Assessment of the entire development property. The Owner is also advised that as of January 2011, consultation with First Nations communities is mandatory for archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 Archaeological Assessments. In addition, the standard archaeological resource conditions requiring notification should archaeological resources and/or human remains be found on the property during grading or construction activities, and the Owner ceasing all grading or construction activities, are included as Conditions of Approval in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objections to the development, subject to the condition requiring cash-in-lieu of parkland, included in the recommendation of this report.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that prior to final approval of the Draft Plan of Subdivision, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within Planning Block 40 South to the satisfaction of the City, if not already a member. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of the dedication of parkland, and road and municipal services within Planning Block 40 South. This agreement shall also provide a provision for additional developers to join 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 the City's approved "Cash-in-Lieu of Parkland Policy". A condition to this effect is included in the recommendation of this report and Conditions of Approval in Attachment #1.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) advises that the subject lands are adjacent to a recently defined Provincially Significant Wetland (PSW) (June 23, 2013) and constitute part of a Provincially Significant Woodland (PSWd) and designated "Natural Areas" in VOP 2010. The significance of the features in this area are recognized in the Environmental Impact Study submitted by the Owner (*Scoped EIS* by Savanta, dated November 2014). This area is recognized as Dry-Fresh Hemlock-Black Cherry Mixed Forest (FOM3-3), an Ecological Land Classification (ELC) included within the PSWd. The west half of the subject lands is very significant from an environmental perspective and includes significant valleys as well as PSW and PSWd. To reflect the environmentally significant nature of the subject lands and to reflect the intention to protect the valleylands, PSW and PSWd, TRCA requests that these be zoned OS1 Open Space Conservation Zone, which complements the "Natural Areas" designation of the property within the VOP 2010.

The TRCA has no objection to the proposal subject to the Conditions of Approval in Attachment #1.

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Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the conditions of approval in Attachment #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. Enbridge advises that the Owner is required to contact Enbridge's Customer Connections Department for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the Owner. In the event that an easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the conditions of approval in Attachment #1.

School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal, and do not require any conditions of approval.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

- i) **Lead and Promote Environmental Sustainability**
The Owner will be incorporating the sustainable site and building features identified in this report.
- ii) **Plan and Manage Growth & Economic Well Being**
The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

Regional Implications

York Region has advised that the development is located within the Pine Valley North Pumping Station service area.

York Region has advised that the water and wastewater services for the subject lands will connect to the municipal water and wastewater systems that are located in the development to the east of the subject lands (Plan of Subdivision File 19T-06V07). York Region recognizes that the subject lands will be serviced locally, and the Owner is advised that any direct connection of new development to a Regional water and/or wastewater system is discouraged. It is York Region's mandate to service new development through the local municipal system. Should this not be feasible, a direct connection to a Regional water or wastewater system requires Regional approval prior to construction. Where Regional approval is required, engineering drawings

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showing details of the connection(s) shall be submitted to the Regional Infrastructure Asset Management Branch for review and approval.

York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision, subject to the conditions in Attachment #1.

Conclusion

The Zoning By-law Amendment and Draft Plan of Subdivision applications propose to facilitate the development of the subject lands with lots for 27.5 dwelling units, as shown on Attachment #5. The proposed Draft Plan of Subdivision conforms to York Region and City Official Plan policies and is in accordance with the approved Block 40 South Plan.

The Vaughan Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #5 will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Vaughan Planning Department can support the approval of the Zoning By-law Amendment Application and the proposed zone categories and exceptions, and the Draft Plan of Subdivision, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning for Subdivision File 19T-08V01
5. Draft Plan of Subdivision File 19T-08V01
6. OPA 600 – Schedule 'B' – Vellore Urban Village 1
7. Approved Block 40 (South) Plan (April 3, 2006)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by a company that may benefit from the outcome of the vote, and did not take part in the discussion or vote on the matter.

COMMITTEE OF THE WHOLE JUNE 16, 2015

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DRAFT PLAN OF SUBDIVISION FILE 19T-08V01
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WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

Recommendation

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Official Plan Amendment (OPA) #600

The subject applications were submitted on March 7, 2008, and therefore are subject to the Official Plan in-effect at that time. The subject lands are designated "Low Density Residential", "Tableland Woodlots" and "Valley Lands" by OPA #600, as shown on Attachment #6.

At the time of submission of the applications, the Block 40 South Plan, approved by Vaughan Council on April 3, 2006, implemented the Official Plan to permit low density residential development on a portion of the subject lands, as shown on Attachment #7. Since that time,

further review and delineation of the development limits has taken place between the Owner, City, and the Toronto and Region Conservation Authority (TRCA).

The proposed residential development is permitted by the “Low Density Residential” policies of OPA #600, and the Block 40 South Plan. In consideration of the land use policies in-effect at the time of submission, the applications conform to the in-effect Official Plan for the subject lands (OPA #600).

City of Vaughan Official Plan 2010

The subject lands are designated “Natural Areas” and “Infrastructure and Utilities” (stormwater management pond) by Vaughan Official Plan 2010 (VOP 2010) and are located within a “Community Area” which do not permit residential development.

The proposed residential uses are not permitted by VOP 2010 on the subject lands but as the applications were submitted under the policies of in-effect OPA #600, the proposed Draft Plan of Subdivision conforms to that Official Plan.

Block 40 South Plan

Vaughan Council, at its meeting on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #7, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth. The road pattern in the Block Plan has been modified to accommodate the final development limits determined for the Draft Plan of Subdivision through the development review process.

Zoning

The subject lands are currently zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision as shown on Attachment #5, an amendment to the zoning by-law is required to rezone the subject lands in the manner shown on Attachment #4, together with the following site-specific zoning exceptions to the RD2 Residential Detached Zone Two and RD3 Residential Detached Zone Three:

Table 1: Proposed Zoning Exceptions

	By-law Standard	Zoning By-law 1-88, RD2 & RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 & RD3 Residential Detached Zone Requirements
a.	Maximum Permitted Yard Encroachments and Restrictions	No By-law standard for a fireplace encroachment	Permit a fireplace or chimney as an additional encroachment up to a maximum of 0.5 m in any yard

	By-law Standard	Zoning By-law 1-88, RD2 & RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 & RD3 Residential Detached Zone Requirements
b.	Maximum Permitted Yard Encroachments and Restrictions	No By-law standard for the encroachment of bay or box windows with footings	Bay or box windows, or similar window projections constructed with or without footings shall be permitted and may extend into a required Front, Exterior Side or Rear Yard a maximum of 0.6 m
c.	Maximum Permitted Encroachment of an Unenclosed Porch (Covered and Unenclosed) or Balcony	No By-law Standard for a covered and unenclosed porch or balcony	Permit a covered and unenclosed porch and/or balcony as a permitted encroachment into the front and rear yard to a maximum of 1.8 m
	By-law Standard	Zoning By-law 1-88, RD2 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 Residential Detached Zone Requirements
a.	Minimum Rear Yard	7.5 m	6 m (Lot 4)
b.	Minimum Interior Side Yard Abutting a Non-Residential Use	3.5	1.2 m (Lot 1)
c.	Minimum Lot Depth	30	i) 27.5 m - south lot line (Lot 4) ii) 27.5 m - north lot line 24.2 m - south lot line (Lot 5) iii) 24.2 m - north lot line (Lot 6)
	By-law Standard	Zoning By-law 1-88, RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Requirements
a.	Minimum Lot Depth	27 m	22 m - south lot line (Lot 24)

	By-law Standard	Zoning By-law 1-88, RD2 & RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 & RD3 Residential Detached Zone Requirements
b.	Minimum Exterior Side Yard abutting a Sight Triangle	3 m	1.5 m (Block 28)

i) Proposed Zoning Exceptions

The Owner has requested the same zoning exceptions for the RD2 and RD3 Zones, which apply to the same Zones subject to Exception 9(1291) to the east of the subject lands, in order to develop detached dwellings in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines. The proposed zoning exceptions will facilitate a housing built form and design that is consistent with and integrates into the residential community.

Relief to the requirements for the minimum rear yard and lot depth requirements respond to the east boundary limit of the open space/buffer lands, which results in irregular configurations for certain lots. Lot 24 also requires relief to the minimum lot depth for the south lot line due to the width design of the cul-du-sac (Street 1) resulting in an irregular lot configuration. The exceptions for the RD2 and RD3 Zones in Table 1 are considered to be acceptable and minor in nature.

The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands in the manner shown on Attachment #4, together with the requested site-specific exceptions discussed above, are appropriate for the development of the subject lands.

Subdivision Design

The 16.219 ha Draft Plan of Subdivision is comprised of 27.5 lots for detached dwelling units and 1 block (Block 28) to be developed with a block on the adjacent lands to the east to form one full lot for a detached dwelling unit, as shown on Attachment #5. The subject lands also maintain open space lands, which are part of a Provincially Significant Woodland and Wetland. Access to the subject lands is proposed from the adjacent Plan of Subdivision (File 19T-06V07) to the east, and one proposed street (cul-du-sac). All development within the Draft Plan of Subdivision shall proceed in accordance with the approved Block 40 South Architectural Design Guidelines for the Block 40 South Community. Conditions to this respect are included in Attachment #1.

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

Developers' Group Agreement

The Owner of the subject lands is a member of the Block 40 Developers' Group and is required to participate in the cost sharing for the Block, which includes addressing stormwater management, servicing, parks and infrastructure. A condition is included in Attachment #1 of this report requiring the Trustee for the Block 40 Developers' Group to advise the City in a letter that the Owner has satisfied all obligations for Block 40 South.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (Engineering Department) has provided the following comments:

a) Road Network

One internal road (Street "1") is proposed that intersects with Carling Road, opposite Stormont Trail in the adjacent Draft Plan of Subdivision (File 19T-06V07). A portion of the Block 40 South internal local road system, specifically Block 29 will be constructed as part of the development of the subject lands in order to complete the 17.5 m road allowance of Carling Road. The Owner is also required to dedicate Block 32 to York Region for the widening of Pine Valley Drive.

b) Water Servicing

The subject lands will be serviced as part of the road works for the adjacent Draft Plan of Subdivision File 19T-06V07. The subject lands are located within Pressure District 7 (PD 7) of the York Water Supply System. Block 40 South will be serviced within PD 7. A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. This secondary feed will require the crossing of the valley and the location coincides with the sanitary sewer crossing to the Pine Valley North Sewage Pumping Station from the west.

c) Sanitary Servicing

The sanitary servicing of the subject lands is dependent on the design and construction of municipal services and public roads on abutting plans of subdivision within Block 40 South, including the Pine Valley North Sewage Pumping Station and associated servicing.

d) Storm Drainage & Servicing

The drainage flow will be discharged to the existing Stormwater Management Pond (Pond 3, Block 107) built as part of Draft Plan of Subdivision File 19T-06V07 Phase 3, which is located to the south of Stormont Trail as identified in the Block 40 South Master Environmental Servicing Plan (MESP) report. A storm outlet easement has been established in Draft Plan of Subdivision File 19T-06V07.

e) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed sufficient servicing capacity available to support continued urban growth in the City over the next three years. Servicing allocation for the subject lands was reserved for 28 detached dwelling units on May 19, 2015. Therefore, the following resolution to allocate capacity to the subject development is recommended for approval by Vaughan Council:

"THAT Draft Plan of Subdivision File 19T-08V01 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28 detached dwelling units (100 person's equivalent)."

f) Environmental Site Assessment

The Vaughan Engineering Department is satisfied with the updated Environmental Site Assessment Report (ESA) and Reliance Letter dated April 25, 2015, for the subject lands. A standard condition in Attachment #1 to this report includes requirements for a Phase Two ESA to be completed on all park/open space blocks to be conveyed to the City, with sampling conducted only after rough grading but prior to placement of topsoil.

g) Environmental Noise/Vibration Impact

The preliminary noise report was reviewed and there are no significant noise sources influencing the subject lands. Therefore, no acoustic measures are required. The Owner shall be required to submit a final noise report at the subdivision design stage.

h) Streetlighting

Streetlighting shall meet City criteria within the Draft Plan of Subdivision and match the existing adjacent conditions.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department advises that the subject lands are located in an area identified as being of high archaeological potential in the City's database of archaeological resources, and as such the Owner is required to undertake an Archaeological Assessment of the entire development property. The Owner is also advised that as of January 2011, consultation with First Nations communities is mandatory for archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 Archaeological Assessments. In addition, the standard archaeological resource conditions requiring notification should archaeological resources and/or human remains be found on the property during grading or construction activities, and the Owner ceasing all grading or construction activities, are included as Conditions of Approval in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objections to the development, subject to the condition requiring cash-in-lieu of parkland, included in the recommendation of this report.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that prior to final approval of the Draft Plan of Subdivision, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within Planning Block 40 South to the satisfaction of the City, if not already a member. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of the dedication of parkland, and road and municipal services within Planning Block 40 South. This agreement shall also provide a provision for additional developers to join 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 the City's approved "Cash-in-Lieu of Parkland Policy". A condition to this effect is included in the recommendation of this report and Conditions of Approval in Attachment #1.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) advises that the subject lands are adjacent to a recently defined Provincially Significant Wetland (PSW) (June 23, 2013) and constitute part of a Provincially Significant Woodland (PSWd) and designated "Natural Areas" in VOP 2010. The significance of the features in this area are recognized in the Environmental Impact Study submitted by the Owner (*Scoped EIS* by Savanta, dated November 2014). This area is recognized as Dry-Fresh Hemlock-Black Cherry Mixed Forest (FOM3-3), an Ecological Land Classification (ELC) included within the PSWd. The west half of the subject lands is very significant from an environmental perspective and includes significant valleys as well as PSW and PSWd. To reflect the environmentally significant nature of the subject lands and to reflect the intention to protect the valleylands, PSW and PSWd, TRCA requests that these be zoned OS1

Open Space Conservation Zone, which complements the “Natural Areas” designation of the property within the VOP 2010.

The TRCA has no objection to the proposal subject to the Conditions of Approval in Attachment #1.

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the conditions of approval in Attachment #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. Enbridge advises that the Owner is required to contact Enbridge’s Customer Connections Department for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the Owner. In the event that an easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the conditions of approval in Attachment #1.

School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal, and do not require any conditions of approval.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) Plan and Manage Growth & Economic Well Being

The proposed development implements the City’s current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

Regional Implications

York Region has advised that the development is located within the Pine Valley North Pumping Station service area.

York Region has advised that the water and wastewater services for the subject lands will connect to the municipal water and wastewater systems that are located in the development to

the east of the subject lands (Plan of Subdivision File 19T-06V07). York Region recognizes that the subject lands will be serviced locally, and the Owner is advised that any direct connection of new development to a Regional water and/or wastewater system is discouraged. It is York Region's mandate to service new development through the local municipal system. Should this not be feasible, a direct connection to a Regional water or wastewater system requires Regional approval prior to construction. Where Regional approval is required, engineering drawings showing details of the connection(s) shall be submitted to the Regional Infrastructure Asset Management Branch for review and approval.

York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision, subject to the conditions in Attachment #1.

Conclusion

The Zoning By-law Amendment and Draft Plan of Subdivision applications propose to facilitate the development of the subject lands with lots for 27.5 dwelling units, as shown on Attachment #5. The proposed Draft Plan of Subdivision conforms to York Region and City Official Plan policies and is in accordance with the approved Block 40 South Plan.

The Vaughan Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #5 will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Vaughan Planning Department can support the approval of the Zoning By-law Amendment Application and the proposed zone categories and exceptions, and the Draft Plan of Subdivision, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning for Subdivision File 19T-08V01
5. Draft Plan of Subdivision File 19T-08V01
6. OPA 600 – Schedule 'B' – Vellore Urban Village 1
7. Approved Block 40 (South) Plan (April 3, 2006)

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-08V01
MILLWOOD VALLEY DEVELOPMENTS INC. (OWNER)
PART OF LOT 22, CONCESSION 6, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-08V01 (THE PLAN), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 15.4, prepared by KLM Planning Partners Inc., dated April 14, 2015.
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. 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, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
4. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.
5. 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.
6. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
8. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, 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.
9. Any dead ends or open sides of road allowances created by the Plan 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.
10. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
11. 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 the Plan shall be coordinated and completed at the cost of the Owner.

12. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
13. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
14. The Owner acknowledges that the 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.
15. 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.
16. Prior to the initiation of grading, and prior to the registration of the Plan 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 the Plan, which report shall include:

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

The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

17. 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, potable municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting plans of subdivision within Block 40 South, including the Pine Valley North Sewage Pumping Station and associated servicing. Furthermore, the Owner acknowledges that should the design and construction of the abovementioned servicing works be required to service the Plan, the Owner shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

18. a) 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, if not already a member. 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 40 South. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner 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", if required. If required, non-participating Owners shall be required to pay additional cash-in-lieu to the City.

- b) Prior to final approval of the Plan, the Trustee for Block 40 South shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40 South Landowners Cost Sharing Agreement.
- 19. Prior to final approval of the Plan, the Owner shall pay its 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 development of the plan.
 - 20. 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.
 - 21. 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. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
 - 22. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the Plan 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.
 - 23. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
 - 24.
 - 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 Inc. and the City. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
 - 25. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the water mains 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.

26. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two and Three ESAs, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), the Owner shall submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
 - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) and signed by the Owner and QP stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
27. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), the Owner shall submit a Remedial Action Plan (RAP) and a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering the remediated park/open space block(s) within the Plan.
 - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended

land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
- 28. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval. 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 carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
- 29. Prior to the issuance of a Building Permit for any lot or block on the Plan, the Owner shall construct the remaining portion of Carling Road flanking and fronting Lots 1 through 9, external to the Plan described as Part 3 on Plan 65R-33897, in order to provide access and to complete the road network, to the satisfaction of the City.
- 30. 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.
- 31. 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.
- 32. Block 28 shall be developed only in conjunction with abutting lands in Draft Plan of Subdivision File 19T-06V07. The City shall not issue a Building Permit for the said block until the lands are combined to the satisfaction of the City.
- 33. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
- 34. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the 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 or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
- 35. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to transfer of land.
- 36. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
- 37. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
- 38. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features or fencing shall not be the responsibility of the City or York Region and shall be maintained by the Owner until assumption of the services in the Plan. Thereafter, the maintenance by the noise attenuation

fence shall be the sole responsibility of the lot owner. Landscaping provided on the regional road rights-of-way by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of the usual grass maintenance.

39. 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 Plan:

- a) "Purchasers and/or tenants are advised that 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."
- b) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
- c) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic."
- d) "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
- e) "Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable)."
- f) "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."

- g) "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."

- h) "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."

- i) "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:

- i) 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.
- 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 - 6.99 m ¹	3.5 m
7.0 - 8.99 m ¹	3.75 m
9.0 - 11.99 m ¹	6.0 m
12.0 m and greater ²	9.0 m

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.

²The Lot Frontage for Lots 12.0 m 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."

- j) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the Community Plan provided by the Owner in its Sales Office."
- k) "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 building occupants."
- l) "Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, 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 m 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 York Region 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 rights-of-way 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."

- m) "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."
- n) "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."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

- 40. 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 Plan abutting or in proximity of any open space lands (park/buffer/valleylands/stormwater management facility):
 - a) "Purchasers and/or tenants are advised that the adjacent open space lands (park/buffer) may be left in a naturally vegetated condition and receive minimal maintenance."
 - b) "Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to open space lands, valleylands or school block is prohibited."
 - c) "Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachments and/or dumping from the lot to the open space, valleylands, woodlot, park, school block and/or stormwater management facility are prohibited."
- 41. 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 Offers of Purchase and Sale or Lease for such lot or block.
- 42. 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 Planning Department, at 2141 Major Mackenzie Drive, 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."

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

43. Prior to the initiation of any grading and prior to the final approval of any phase thereof, the Owner shall agree to the following:
- a) The Owner shall at their expense carry out an archaeological assessment of the entire development property, and mitigate through preservation or resource removal and documentation all adverse impacts to any significant archaeological resources found.
 - b) No demolition, grading or other soil disturbances shall take place on the subject property prior to the approval authority confirming that all archaeological resource concerns have met resource conservation requirements.
 - c) The property will be assessed by a consultant archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990); and any significant sites found will be properly mitigated (avoided or excavated), prior to the initiation of construction, servicing, landscaping or other land disturbances.
 - d) The consultant archaeologist will submit 1:10,000 scale mapping that clearly outlines the limits of the property subject to assessment and the locations of any new archaeological site locations; and, a copy of the relevant assessment report(s) all to the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, in accordance with the Ministry of Tourism, Culture and Sport Standards and Guidelines for Consultant Archaeologists, 2010.
 - e) The Owner is advised that as of January 2011, consultation with First Nations communities is mandatory for archaeological assessments that meet certain criteria, including but not limited to all Stage 3 to Stage 4 assessments. More information regarding consultation with First Nations communities is available in the living document *Engaging Aboriginal Communities in Archaeology, 2010* available on the Ministry of Tourism, Culture and Sport website.
 - f) Areas deemed to have no remaining archaeological integrity by a licensed consultant archaeologist will be excluded from the zone of archaeological potential.
 - g) The Owner should be aware that areas deemed to be of high archaeological significance by a licensed archaeologist, including but not limited to First Nations village and ossuary

sites, shall be excluded from the calculation of developable area of a property, and may be included as a part of open space land dedications.

- h) Prior to final approval of any Development Planning or Building Permit application, the Owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Tourism, Culture and Sport (Archaeology Unit) and the municipality.
44. The Owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, immediately in the event that:
- a) Archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities.
 - b) Human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and the Vaughan Development Planning Department.
45. Prior to final approval, the Owner shall agree in the Subdivision Agreement to the following:
- a) All development shall proceed in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines prepared by John G. Williams Limited, Architect.
 - b) 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.
 - c) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Design Guidelines.
 - d) 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.
46. Prior to final approval, the Owner shall agree in the Subdivision Agreement to the following:
- a) All development shall proceed in accordance with the approved Block 40 South Cold Creek Estates Master Landscape Plan prepared by NAK Design Group.
 - b) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting; and,
 - c) Edge restoration along the open space lands.
47. Prior to final approval, the Owner shall provide a minimum 10 m buffer block abutting the open space lands along residential lots.
48. 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.

49. Prior to final approval, the Owner shall prepare a detailed edge restoration plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and restoration planting shall be included. The Owner shall not remove any vegetation without written approval by the City, as follows:
 - a) The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space edges to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
50. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural control design guidelines.
51. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut the parkland and open space.
52. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks, to be co-ordinated with the environmental noise report and architectural design guidelines.
53. The Owner shall convey the open space lands and associated buffer blocks to the TRCA or the City free of all cost and encumbrances.

York Region Conditions

54. York Region shall confirm that adequate water supply and sewage 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.
55. 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.
56. Prior to final approval, the engineering drawing showing the layout of the watermain and sewers shall be submitted to the Regional Infrastructure Asset Management Branch for review and record.
57. The Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires York Region approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
58. Prior to final approval, the Owner shall agree to provide a basic 36 m right-of-way for this section of Pine Valley Drive. As such, all municipal setbacks shall be referenced from a point 18 m from the centreline of construction of Pine Valley Drive. Any additional lands required for turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.

59. Prior to final approval, the Owner shall agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
60. Prior to final approval, the location and design of the construction access for the subdivision work shall illustrated on the Engineering drawings submitted to the Regional Corporate Services Department, Development Engineering Section. Such works shall be completed to the satisfaction of the Regional Corporate Services Department, Development Engineering Section.
61. Prior to final approval, the Owner shall demonstrate to the satisfaction of the Regional Corporate Services Department, Development Engineering Section, that all existing driveway(s) along the Regional road frontage of this subdivision, that are not approved as part of the final subdivision, will be removed as part of the subdivision work, at no cost to the Region.
62. Prior to final approval, the Owner shall submit drawings showing the following to the satisfaction of the Regional Corporate Services Department, Development Engineering Section:
- 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-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,
 - 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 The 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 York Region's explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.
63. 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's Solicitor:
- a) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 m from the centreline of construction of Pine Valley Drive.
64. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region:
- a) A 0.3 metre reserve across the full frontage of the site, adjacent to the above noted widening, where it abuts Pine Valley Drive.
65. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to the York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.

66. York Region requires the Owner to submit, in general 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) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. York Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II ESA required by or submitted to York Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the York Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the York Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the York Region.

The Owner shall also provide the Regional Corporate Services, Transportation and Community Planning and Development Services Departments with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by York Region 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 state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to York Region.

67. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Regional Corporate Services Department, Development Engineering Section, to be responsible to decommission any existing wells on the lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City of Vaughan.
68. Prior to final approval, the Owner shall satisfy the Regional Corporate Services Department, Development Engineering Section, 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 City of Vaughan, at no cost to York Region.
69. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Regional Corporate Services Department, Development Engineering Section that the Owner shall be responsible for determining the location of all utility plants within the 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.

70. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
71. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, Community Planning and Development Services Division, outlining all requirements of York Region.
72. 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 the final approval in accordance with By-law #2012-36.

Toronto and Region Conservation Authority Conditions

73. The Owner shall complete the following consistent with the recommendations of the Scoped Environmental Impact Statement dated November 10, 2014 by Savanta:
 - a) Prior to grading, confirmation is to be provided to the City that endangered species existing on the property have been managed to the satisfaction of the Ministry of Natural Resources and Forestry (MNRF).
 - b) Target variable buffers from the tree drip line of natural forest communities specific to edge conditions and characteristics to maintain the principle of 10 m.
 - c) Introduce native vegetation barrier plantings (i.e. raspberry) in areas of higher accessibility to deter human intrusion into natural areas.
 - d) Protect stems and rooting zones of retained trees using standard best management practices employed in forestry and landscaping including:
 - i) Instructive signage;
 - ii) The extent of trees rooting zones will be clearly marked to avoid mechanical damage;
 - iii) Careful removal to minimize root and stem damage; and,
 - iv) Supervision by a qualified arborist during construction.
 - e) Locate and flag development limits prior to construction.
 - f) Pre-construction erection of erosion and sediment control fencing along confirmed protection edges and specific trees (at outer dripline) proposed for retention along the woodland edge closest to the development.
 - g) Pre-construction briefing of site workers to advise regarding the sensitivity of the development edge conditions.
 - h) Grade alterations to meet tree retention areas at existing grade.
 - i) Retain the existing vegetation buffer zone.
74. The Owner shall develop and implement and complete a monitoring plan, including the final scope of the Terms of Reference, future responsibility, timing and budgeting agreements, to the

satisfaction of the TRCA. Monitoring shall address wetland features and functions and assessment of the woodland edges.

75. 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:
 - a) 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?
 - b) Stormwater management techniques which may be required to control minor or major flows.
 - c) 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.
 - d) Proposed method(s) for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
 - e) The 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.
 - f) The overall grading plans for the subject lands.
 - g) Demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions of the existing Provincially Significant Wetlands and Woodlands.
 - h) Prior to the approval of the Draft Plan of Subdivision, a detailed Lot Grading Plan be submitted that complies with the approved cross sections.
76. The relevant sections of the comprehensive Block 40 South Master Environmental Servicing Plan (MESP) document shall be updated to accommodate the final development pattern.
77. The Owner shall complete and submit an Edge Management Plan and detailed restoration planting plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of open space block and buffer, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration
78. The Plan may be subject to red-line revisions in order to meet the requirements of the TRCA.
79. Block 30 shall be dedicated to either the TRCA or the City of Vaughan, free of all charges encumbrances.
80. The implementing zoning by-law shall recognize Block 30 as an OS1 Open Space Conservation Zone, which has the effect of prohibiting development, to the satisfaction of the TRCA.
81. The Owner shall in the Subdivision Agreement, in wording acceptable to the TRCA:
 - a) Carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Conditions 74 and 75;

- b) 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) Obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;
 - d) Erect a permanent fence adjacent to Open Space Valleyland Blocks as required by TRCA; and,
 - e) Provide an access as required by TRCA.
82. That the Owner submit a copy of the fully executed Subdivision Agreement to the TRCA, in order to expedite the clearance of conditions of draft approval.

Canada Post Condition

83. The Owner shall agree to:
- a) Consult with Canada Post to determine the locations of the community mailbox(es) and indicate the community mailbox location(s) on the appropriate servicing plans and provide Canada Post with 2 copies of the utility co-ordination plan for use in identifying the community mailbox location(s).
 - b) 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 mailbox(es).
 - ii) Any required walkway across the boulevard, as per municipal standards.
 - iii) Any required curb depressions, to allow barrier free access.
 - c) Provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
 - d) Include in all Offers of Purchase and Sale, or Lease for all lots/blocks that mail delivery shall be from a designated community mailbox(s), and notify the purchasers and/or tenants of the exact community mailbox location(s) prior to the closings of any dwelling unit.
 - e) Provide a copy of the executed Subdivision Agreement to Canada Post.

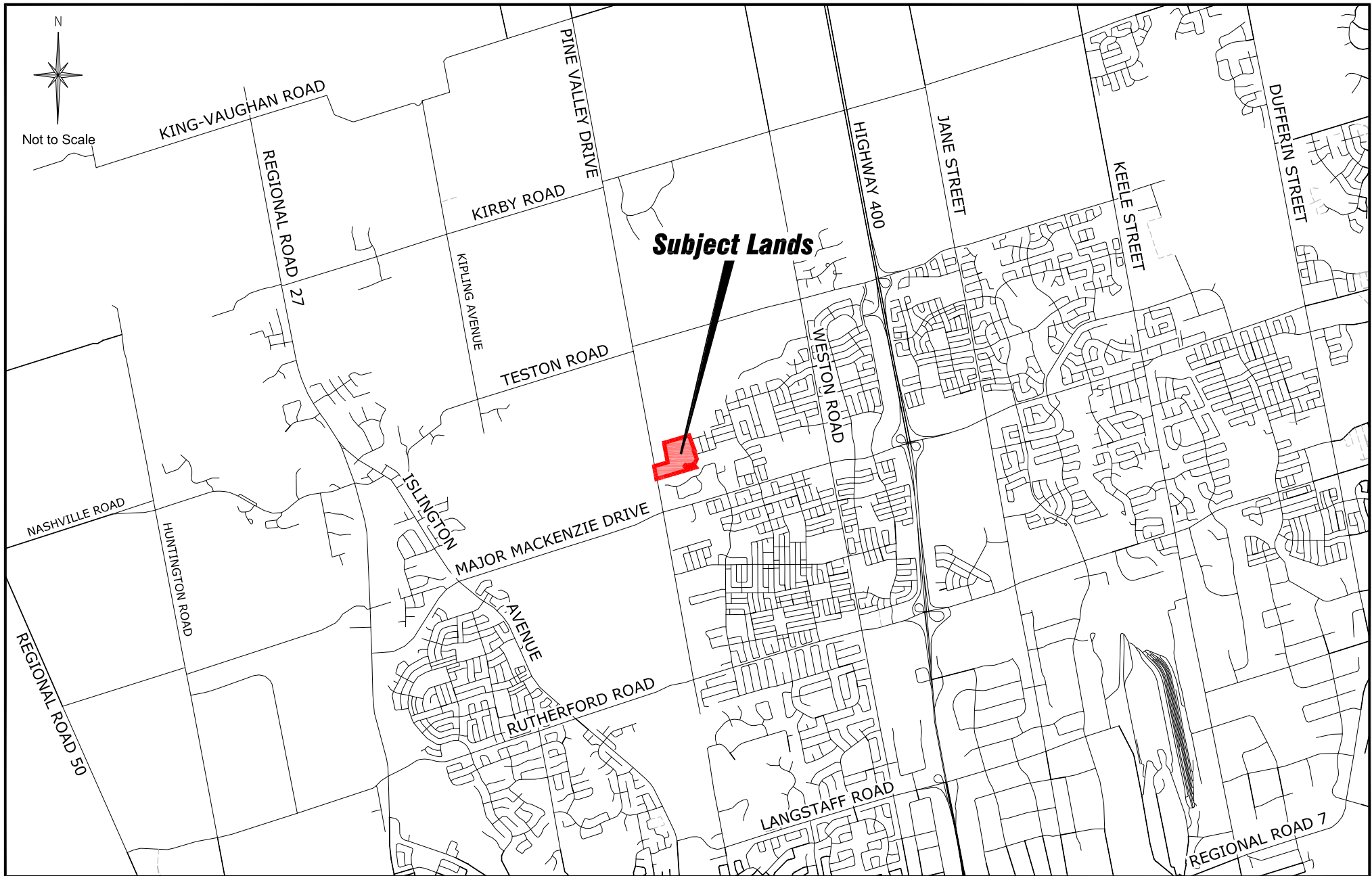
Enbridge Gas Distribution Condition

84. Prior to final approval of the Plan, the Owner shall agree to:
- a) Discuss installation and clearance requirements for service and metering facilities with the Enbridge Customer Connections Department.
 - b) Prepare a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
 - c) Construct streets in accordance with composite utility plans previously submitted and approved by all utilities.
 - d) Grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.

- e) Provide the City approved road cross-sections showing all utilities in the configuration proposed for all of the street widths within the development.
- f) Ensure that the location of the gas main shall be a minimum of 0.6 m from the street line.

Clearances

- 85. 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.
 - b) All government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 84 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 86. The City shall advise that Conditions 1 to 53 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
- 87. York Region shall advise that Conditions 54 to 72 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
- 88. The Toronto and Region Conservation Authority shall advise that Conditions 73 to 82 inclusive, have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
- 89. Canada Post shall advise that Condition 83 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
- 90. Enbridge Gas Distribution shall advise that Condition 84 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.



Context Location Map

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.

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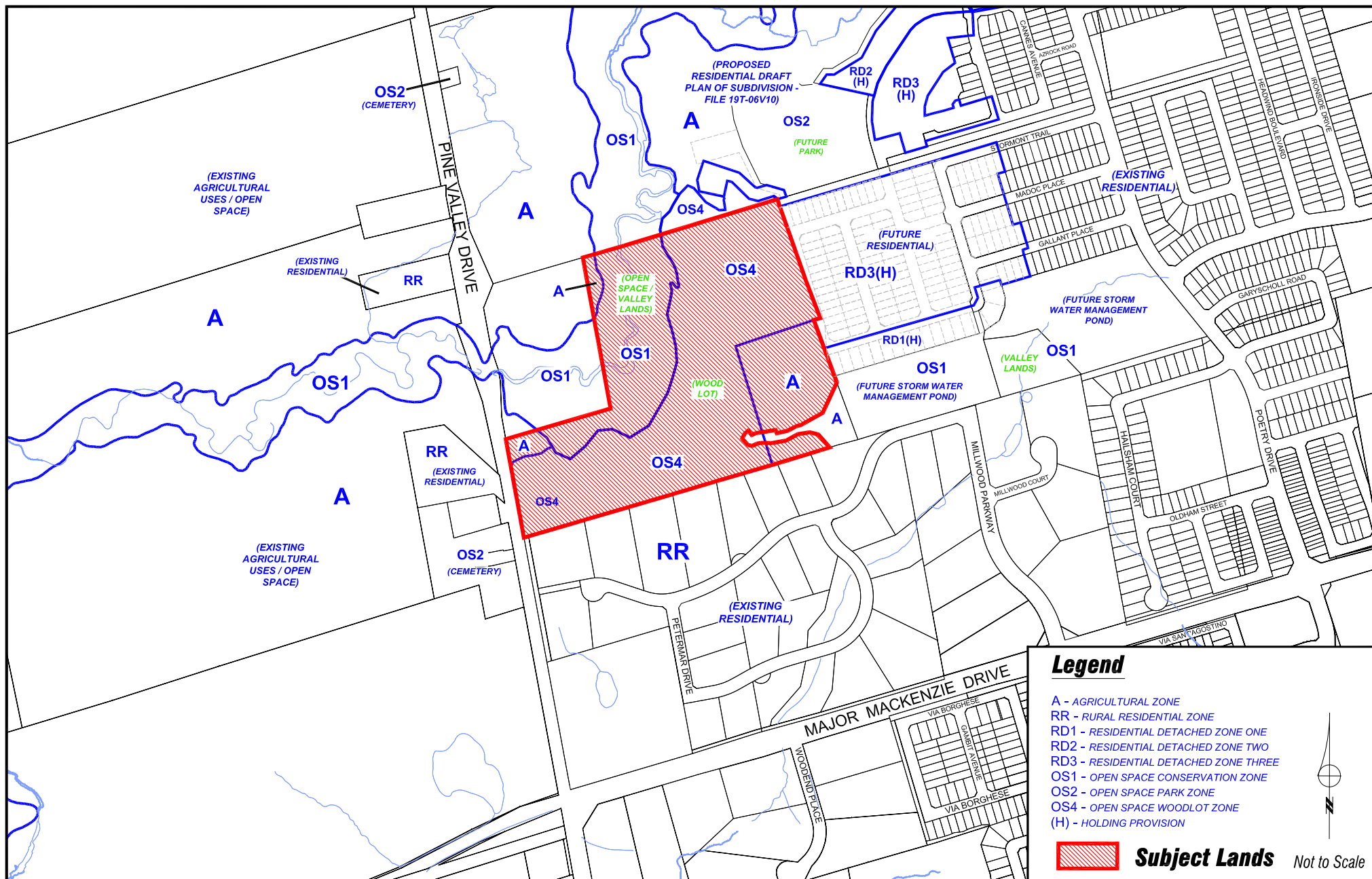


Attachment

FILES:
Z.08.017 & 19T-08V01

DATE:
June 16, 2015

2



Location Map

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.

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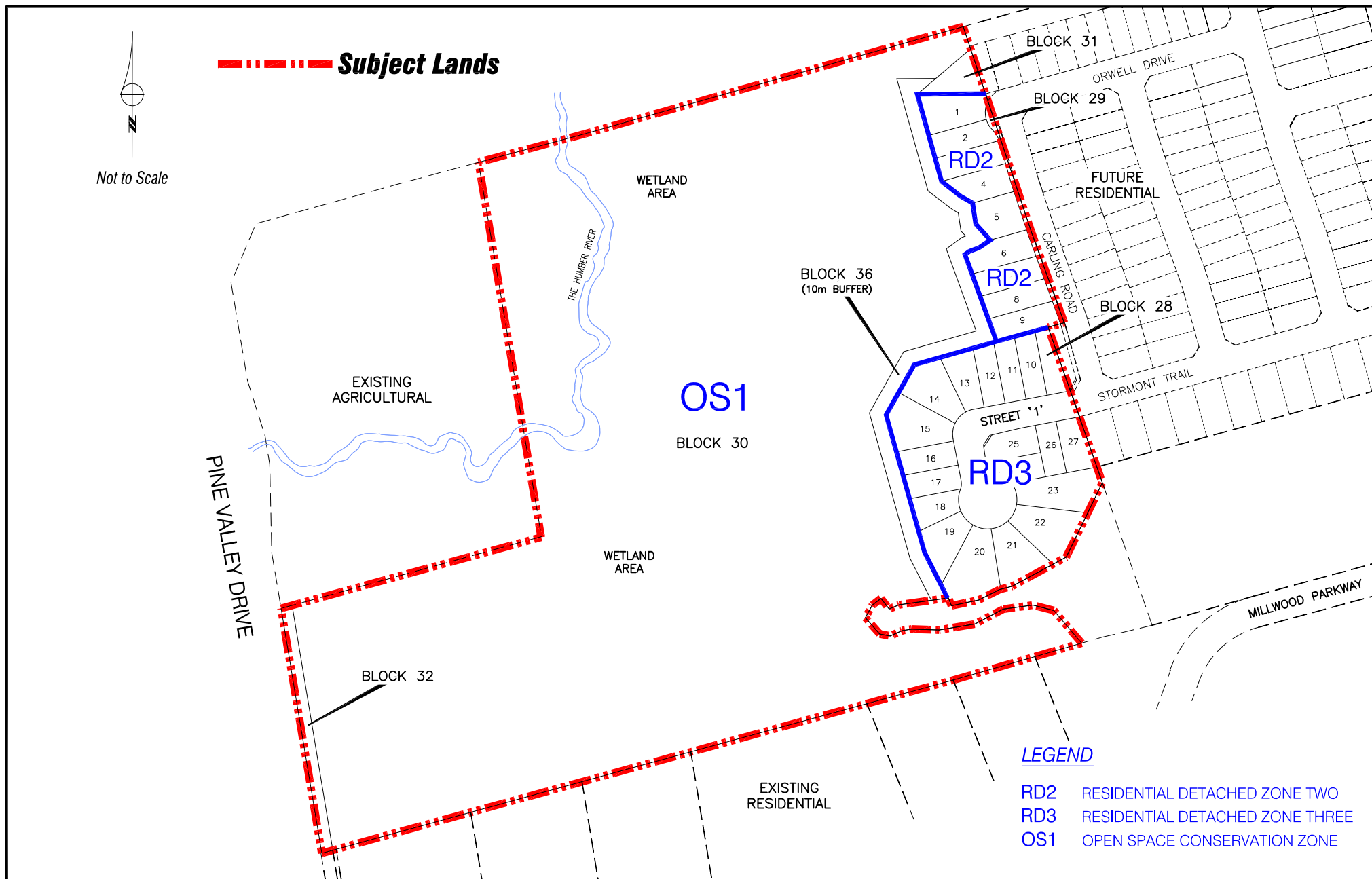


Attachment

FILES:
Z.08.017 & 19T-08V01

DATE:
June 16, 2015

3



Proposed Zoning for Subdivision File 19T-08V01

LOCATION:
Part of Lot 22, Concession 6

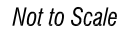
APPLICANT:
Millwood Valley Developments Inc.



Attachment
4

FILES:
Z.08.017 & 19T-08V01

DATE:
June 16, 2015



PINE VALLEY DRIVE

EXISTING
AGRICULTURAL

WETLAND
AREA

BLOCK 30

WETLAND
AREA

BLOCK 32

EXISTING
RESIDENTIAL

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 16.219±Ha. (40.078±Acs)

	BLOCKS	LOTS	UNITS	±Ha.
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SINGLE FAMILY DWELLINGS

LOTS 1-9, 15-24	19	19	1.465
MIN. LOT FRONTAGE=15.3m, MIN. AREA=459sq.m.			

LOTS 10-14, and 25-27	8	8	0.493
MIN. LOT FRONTAGE=13.7m, MIN. AREA=435sq.m.			
plus BLOCK 28	1	0.5 *	0.051

STREETS		0.294
17.5m WIDE TOTAL LENGTH=±166m AREA=0.294±Hs. (0.726±Acs.)		
plus BLOCK 29	1	0.037

SUBTOTAL	2	27	27.5 *	2.340
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BLOCK 30 and 31 - OPEN SPACE	2	13.345
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BLOCK 32 - ROAD WIDENING	1	0.111
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BLOCKS 33-35	- 0.3m RESERVE	3	0.005
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BLOCK 36	- 10.0m BUFFER	1	0.418
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TOTAL	9	27	27.5 * 16.219
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* - SUBJECT TO FINAL CALCULATIONS

Draft Plan of Subdivision
File 19T-08V01

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.

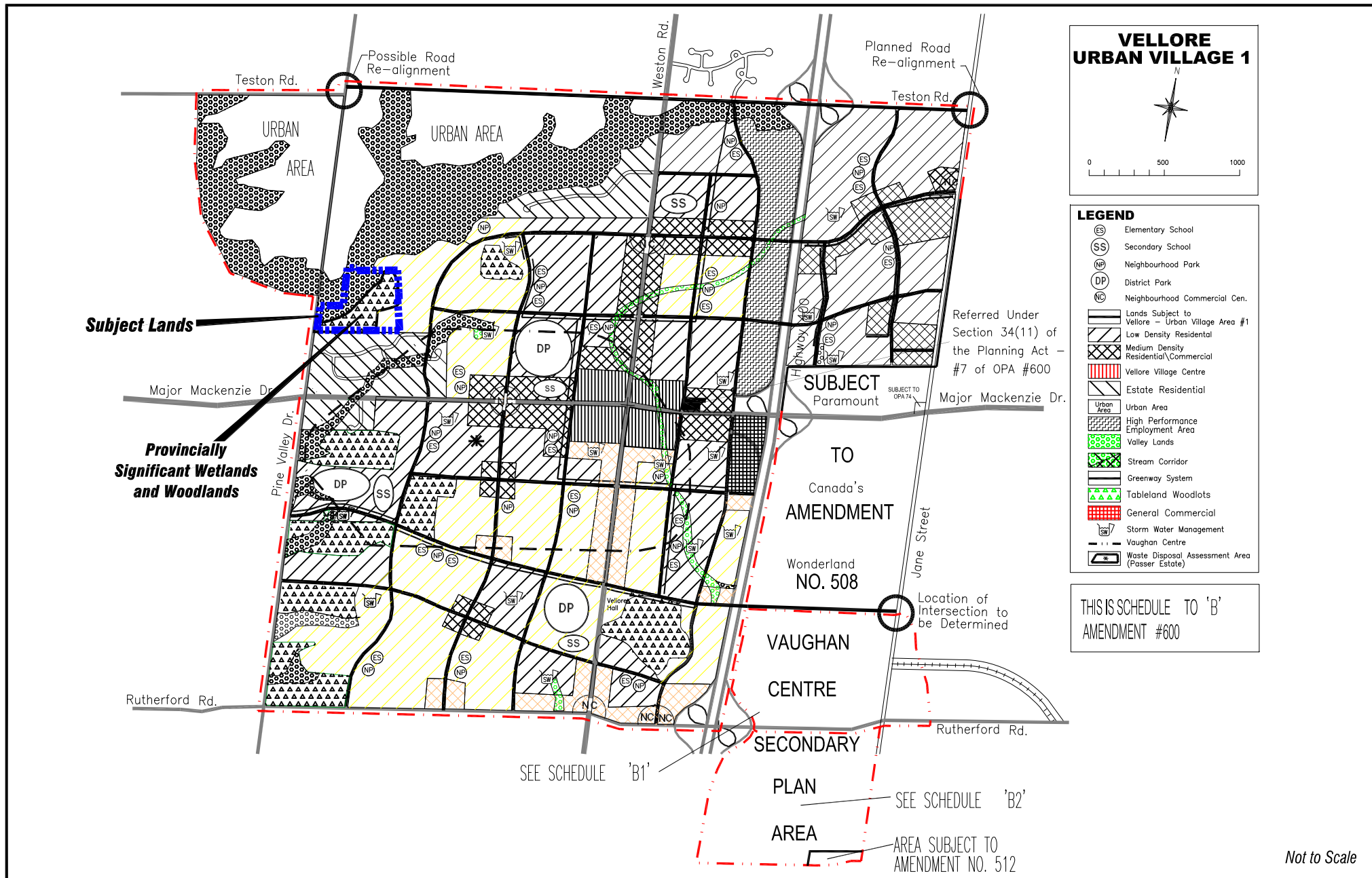


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FILES:
Z.08.017 & 19T-08V01

DATE:
June 16, 2015

5



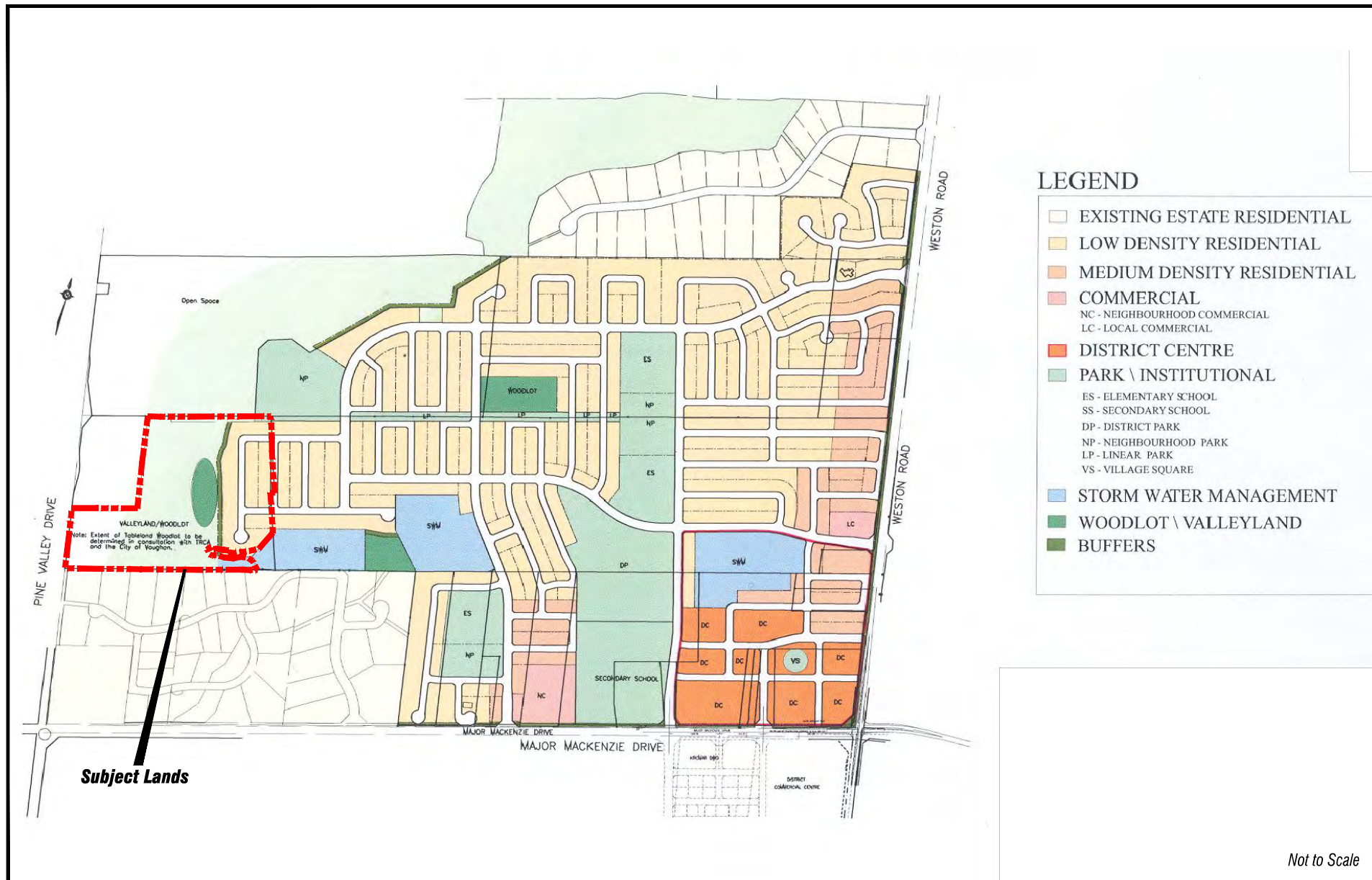
OPA 600 - Schedule 'B' Vellore Urban Village 1

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.



Attachment
FILES:
Z.08.017 & 19T-08V01
DATE:
June 16, 2015
6



Approved Block 40 Plan (April 3, 2006)

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.



Attachment

FILES:
Z.08.017 & 19T-08V01

DATE:
June 16, 2015

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