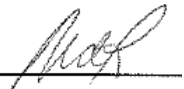


The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE

Monday, April 4, 2016 at 7:00 p.m.
Council Chambers, Town Hall
65 Harwood Avenue South



Confirmed by: 

AGENDA

Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347

Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuvre back to the agenda page use the **Ctrl + Home** keys simultaneously **OR** use the "Bookmark" icon to the left of your screen to navigate from one report to the next

S. Collier, Chair

1. **Call To Order**
2. **Disclosure of Pecuniary Interest**
3. **Adoption of Minutes**
 - 3.1 **March 7, 2016** 2
4. **Public Meeting**
 - 4.1 **Belleterre Real Estate Partners Ltd. (Richpark Homes)**
Official Plan Amendment Application OPA15-A4
Zoning By-law Amendment Application Z8/15
Draft Plan of Subdivision Application S-A-2015-04
Draft Plan of Condominium Application C-A-2015-04
Site Plan Application SP17/15
806 Rossland Road West, P. Allore, Director of Planning & Development
Services / S. McCullough, Development Planner 6
5. **Presentations / Reports**

None
6. **Adjournment**

**Minutes of the
Community Affairs & Planning Committee Meeting
Held in the Council Chambers, Ajax Town Hall,
At 7:00 p.m. on March 7, 2016**

***Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347***

Present:	Chair - Regional Councillor	C. Jordan
	Regional Councillor	S. Collier
	Councillors	M. Crawford
-		R. Ashby
-		J. Dies
-		P. Brown
	Mayor	S. Parish

1. Call to Order

Chair Jordan called the meeting to order at 7:00 p.m.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Minutes

Moved by: P. Brown

Seconded by: S. Collier

That the Minutes of the Community Affairs and Planning Committee Meeting held on December 7, 2015 be adopted.

CARRIED

4. Public Meetings

4.1 Hunt Street and Finley Avenue Improvements, Class Environmental Assessment, Draft Environmental Study Report

Carol Coleman, Manager of Engineering, Capital Projects, provided a thorough review of the content and recommendations included in the staff report. Ms. Coleman identified the study area, explained the need to improve connectivity through new and improved corridors in order to relieve increasing congestion, reviewed the Municipal Class Environmental Assessment process and the various options considered, and presented the recommended improvements.

Committee members made comments and posed several questions. Concern was expressed regarding the unknown total costs of the recommended projects, particularly costs relating to land acquisitions. Ms. Coleman explained that the next phase of the study process, to be undertaken in 2016, would thoroughly define project details and complete costs. Other discussions included the use of Development Charge funds, existing usage of the rail spur lines and the cost/benefit of works related thereto, the best locations for signalized intersections on both Bayly and Hunt Streets, treatment of the Hunt/Monarch/Dowty intersection, impacts on the Hunt/Commercial and Hunt/Harwood intersections, and the potential to improve connectivity of the northbound private road, located west of Westney Road, to the Go Station and trails system.

Staff emphasized that the extent of downtown residential and commercial intensification plans, both underway and being planned, make it essential to improve the road connectivity in the study area. The primary need is the extension of Hunt Street West through to Westney Road. The new and improved road works being recommended would also open adjacent lands for development.

Chair Jordan opened the meeting to public comments. With none being received, Chair Jordan closed the public meeting and asked the committee to consider the recommendations outlined in the staff report.

Moved by: J. Dies
Seconded by: R. Ashby

1. That the draft report entitled, *"Hunt Street and Finley Avenue Improvements Class Environmental Assessment, Environmental Study Report"*, by GHD Limited, dated February 2016, be received for information; and
2. That Council endorse the preferred solution and preferred designs as developed by GHD Limited in the February 2016 report entitled, *"Hunt Street and Finley Avenue Improvements, Class Environmental Assessment, Environmental Study Report"*.

CARRIED

5. Presentations / Reports

5.1 Development Permit System Study: Background Report

Stev Andis, Senior Policy Planner, introduced John Gladki and Joseph D'Abramo of Gladki Planning Associates, authors of the "Development Permit System Study: Background Report" appended to the staff report and recommendations included in the agenda. Mr. Gladki provided an overview of the background report, which outlines the purpose of a Development Permit System (DPS), the characteristics and expected benefits of DPS in comparison to traditional zoning tools, and the steps involved in developing and implementing a DPS. Ms. Andis completed the presentation by reviewing the two-phased process that would develop Official Plan policies and a DPS Framework By-law, which would then be followed by area specific DPS By-laws.

Committee members made comments and posed several questions. Concern was expressed regarding the potential for DPS to be less transparent, participatory and accountable to the public in comparison to traditional zoning processes. Members expressed serious reservations about eliminating the OMB appeal option. Committee

members, staff and the consultants agreed that DPS was not appropriate for stable residential areas. Staff and the consultants noted that DPS By-laws are most appropriate for areas suitable for redevelopment and intensification.

Committee members noted that the report, study and presentation have not sufficiently explained the DPS framework, and associated costs and benefits. Identifying the most suitable areas in which to implement DPS, and the benefits expected, would assist members in assessing this proposal.

Mr. Gladki advised that each individual DPS By-law could include transparency and accountability measures designed to protect public interests and participation. Paul Allore, Director of Planning and Development Services, advised that the Committee member concerns could be alleviated through additional staff analysis and a follow-up report.

Main Motion

Moved by: S. Parish

Seconded by: P. Brown

1. That the Report to Community Affairs and Planning Committee dated March 7, 2016 entitled "Development Permit System Study: Background Report" and the Background Report contained in Attachment 1 be received for information; and
2. That staff and the consultants be authorized to prepare Draft Official Plan DPS policies and a Draft Framework DPS By-law to be presented at a future meeting of Community Affairs and Planning Committee prior to releasing the Draft Official Plan DPS policies and Draft Framework DPS By-law to the public, agencies and other stakeholders to obtain comments and feedback.

Amendment

Moved by: S. Parish

Seconded by: S. Collier

That Item 2 of the staff report recommendation be referred back to staff for a further report to address questions and concerns raised by the Committee and to identify specific areas of the Town that might benefit from a Development Permit System, together with an explanation of such benefits and the associated costs.

CARRIED

Main Motion, as amended

Moved by: S. Parish

Seconded by: P. Brown

1. That the Report to Community Affairs and Planning Committee dated March 7, 2016 entitled "Development Permit System Study: Background Report" and the Background Report contained in Attachment 1 be received for information; and

2. That Item 2 of the staff report recommendation be referred back to staff for a further report to address questions and concerns raised by the Committee and to identify specific areas of the Town that might benefit from a Development Permit System, together with an explanation of such benefits and the associated costs.

CARRIED

6. Adjournment

Moved by: M. Crawford

Seconded by: S. Collier

That the March 7, 2016 meeting of the Community Affairs and Planning Committee be adjourned. (9:05 p.m.)

CARRIED

Chair

Clerk

TOWN OF AJAX REPORT



REPORT TO: Community Affairs and Planning Committee

SUBMITTED BY: Paul Allore, MCIP, RPP
Director of Planning and Development Services

PREPARED BY: Sean McCullough, MCIP, RPP
Development Planner

SUBJECT: Belleterre Real Estate Partners Ltd. (Richpark Homes)
Official Plan Amendment Application OPA15-A4
Zoning By-law Amendment Application Z8/15
Draft Plan of Subdivision Application S-A-2015-04
Draft Plan of Condominium Application C-A-2015-04
Site Plan Application SP17/15
806 Rossland Road West

WARD: 1

DATE OF MEETING: April 4, 2016

RECOMMENDATIONS:

1. That Official Plan Amendment OPA15-A4, submitted by Belleterre Real Estate Partners Ltd., be approved and that staff be authorized to prepare and forward an implementing by-law to Council for its consideration at a future meeting, as provided within Attachment 1 to this report;
2. That Zoning By-law Amendment Z8/15, submitted by Belleterre Real Estate Partners Ltd., be approved and that staff be authorized to prepare and forward an implementing zoning by-law to Council for its consideration at a future meeting, as provided within Attachment 2 to this report;
3. That Draft Plan of Subdivision S-A-2015-04, submitted by Belleterre Real Estate Partners Ltd., be endorsed and that staff be authorized to grant draft approval of the plan of subdivision, subject to the proposed draft conditions, as provided within Attachment 3 to this report;
4. That Draft Plan of Condominium C-A-2015-04, submitted by Belleterre Real Estate Partners Ltd., be endorsed and that staff be authorized to grant draft approval of the plan of subdivision, subject to the proposed draft conditions, as provided within Attachment 4 to this report; and
5. That Site Plan SP17/15, submitted by Belleterre Real Estate Partners Ltd., be endorsed, and that staff be authorized to grant final site plan approval subject to finalizing all required drawings to the satisfaction of the Town of Ajax.

1.0 BACKGROUND:

Richpark Homes is proposing to develop 14, 3-storey semi-detached dwellings, with a private road and visitor parking in a common element condominium. All 14 units will front onto the internal private road, with enhanced elevations adjacent to Rossland Road West. Dwelling units will be 215 m² (2315 ft²) in size. One full movement vehicular access is proposed from Rossland Road with an internal street designed as a 'Woonerf', which is a multimodal road designed to promote traffic calming by sharing the space between vehicles, pedestrians, and cyclists.

The official plan amendment application proposes to redesignate the lands from "Low Density Residential" to "Medium Density Residential", and to realign the extent of the "Environmental Protection" designation on the subject lands. The draft plan of subdivision serves to create a block to accommodate the proposed 14 Parcels of Tied Land (POTLs), which would be created through a future part lot control exemption process and one environmental protection block. The zoning by-law amendment application will zone the lands from Agriculture (A) Zone to Residential Two – 'B' (R2-B) Zone and Environmental Protection (EP) Zone.

1.1 Property Location and Surrounding Land Use Context

The subject lands are located on the north side of Rossland Road, opposite of Riverside Drive and encompass an area of 0.42 hectares (1.04 acres) with approximately 51 metres (~168 feet) of frontage onto Rossland Road West. The subject lands accommodate one detached dwelling and an accessory building and are surrounded by the following land uses:

North: To the north are Town owned lands designated Environmental Protection, which includes the Urfe Creek and valley corridor.

East: To the east is the Trans Canada Trail and a stormwater management pond. Further east are detached dwellings and townhouses within the Duffin's Village Subdivision.

South: To the south is Rossland Road West. Across Rossland Road West are large estate lots that have been approved for redevelopment consisting of 56 units, including 8 detached dwellings on Riverside Drive, and 48 detached dwellings within a common element condominium (Marshall Homes). To the southwest are newly constructed detached dwellings fronting onto Riverside Drive.

West: To the west are lands owned by the Town and are designated Environmental Protection, which contain Urfe Creek and valley corridor. Urfe Creek is a small, cold water tributary of Duffins Creek that is primarily groundwater fed and provides habitat for Redsided Dace.



Application File Nos.:
 OPA15-A4, Z8/15, S-A-2015-04,
 C-A-2015-04 & SP17/15

Applicant:
 Belleterre Real Estate Partners
 Ltd. (Richpark Homes)

Date: April 4, 2015

Figure 1
Subject Lands

**Town of Ajax
 Planning and
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 Services**



2.0 PROPOSAL

The following section will provide details of the key elements of the proposal including; site design, built form, environmental protection and restoration, landscaping, parking and vehicular circulation.

a) *Site Plan*

The proposed 14, 3-storey semi-detached dwellings will have approximately 6.0 metres of frontage onto an internal private road. Since the site is surrounded by green space, 6.0 metre deep rear yards (with the exception of units 6 and 14 which contain minor encroachments) have been provided. Driveway access will be from the internal private road (Street 'A'). Air conditioning units would be located in the rear yards.

Two dwelling units will be located adjacent to Rossland Road West and would establish a positive building presence, and a desirable streetscape by providing the front door and walkway connections to the sidewalk. Due to the moist soil conditions dwellings will not have basements.

One full movement vehicle access point will align with Riverside Drive to the south. A walkway connection will provide access from the development to the Trans Canada Trail at the northern end of the site. Communal bike racks and mailbox facilities will also be located at the northern end of the site.

b) Environmental Protection and Restoration

The environmental protection block has been determined through the application of minimum buffers from the Urfe Creek meander belt and environmental features, and will be conveyed to the Town. The environmental protection block currently consist of manicured lawn. Minor encroachments into the required buffers at the northeastern portion of the site, and along the western edge will be offset by restoration planting on Town owned lands north of the site.

In total, a 950 m² environmental protection block, and 547 m² of Town owned land will be restored to enhance the Urfe Creek valley corridor. A restoration plan has been submitted for the environmental protection block and Town owned lands to the north of the subject lands, and shall include Red Oak, Paper Birch, Sugar Maple and other native trees and shrubs. Restoration of the lands to the north will include the removal of derelict vehicles and debris from Town land. The restoration plan will be required to be implemented and has been included as a condition of draft approval. Further, the TRCA will require fencing along the edge of the development limits, next to the environmental feature. No individual access shall be permitted from the individual lots to the lands zoned environmental protection.

c) Stormwater Management

An underground stormwater management chamber will be constructed beneath the private road and a 75 mm orifice plate would be utilized to manage the 10 year storm event. An oil grit separator will be utilized to achieve quality control measures for the development.

Low Impact Development (LID) measures will be utilized to enhance stormwater infiltration onsite. For example, all driveways, parking spaces and walkways will be constructed with heavy duty interlock pavers to promote stormwater infiltration. In addition, an infiltration gallery will be constructed along the eastern lot line to promote infiltration within the rear yards.



Application File Nos.:
OPA15-A4, Z8/15, S-A-2015-04,
C-A-2015-04 & SP17/15

Applicant:
Belleterre Real Estate Partners
Ltd. (Richpark Homes)

Date: April 4, 2015

Figure 2
Proposed Site Plan

Town of Ajax
Planning and
Development
Services



d) *Vehicular and Pedestrian Access (Woonerf)*

Vehicular access is proposed from Rossland Road West via an internal private road, which has been designed as a 'woonerf'. A woonerf is a shared space designed to accommodate pedestrians, cyclists, vehicular traffic and parking, so as to slow traffic and create a safer street. The woonerf would be constructed of stamped concrete and permeable pavers with differing colours to delineate walkways and parallel parking spaces.

A north-south pedestrian walkway will connect to the existing sidewalk on Rossland Road West and to the Trans Canada Trail at the northern end of the site. Street and pedestrian lighting is proposed for the internal private road and pedestrian walkways.

e) *Parking*

Each unit is designed with a minimum of two parking spaces, one within a single car garage and the other on the driveway. The proposal will also provide 4 visitor parking spaces, including one barrier free parking space. The proposed parking supply meets the Town's minimum parking requirements.

f) *Elevations*

Mansard style roofs are proposed to reduce the massing of the dwelling units. Each building will display symmetry, with well-proportioned windows, doors and architectural elements. Units will be clad in brick and stone, with three colour options. Primary entrances will be visible and accessible from the street. Windows have been located to overlook the public realm (see Figure 5 – Proposed Elevations).

All gas and hydro metres will be located within the interior side yards, or screened from public view. A water meter building will be designed to blend with the architecture of the proposed dwelling units with a mansard style roof.

Overall, the proposed development will provide a high level of architectural design and will provide for a positive presence along Rossland Road West.

g) *Landscape Design*

A combination of deciduous, coniferous and shrub plantings are proposed throughout the development. A 1.2 metre high decorative black metal fence with masonry pillars and low lying landscaping would be provided along the Rossland Road West frontage. The combination of landscaping and fencing will create a pedestrian friendly edge to the development and define the property limits.

Noise attenuation fencing will be required along the eastern and western rear lot lines, and flanking the rear yards of Units 1 and 14 adjacent to Rossland Road West, in accordance with the recommendations of the Noise Study.

h) *Water Meter Building and Trail Connection*

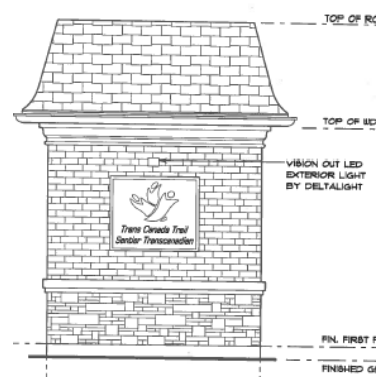
The proposed water meter building has been designed to blend with the proposed development, and will be clad in brick and stone with a mansard roof. Trans Canada Trail signage will be included along the southern elevation to highlight the continuation of the route. A trail map and lighting will be installed along the eastern elevation. The developer will be responsible to extend asphalt paving from the trail to the water meter building. A decorative metal bench will also be installed adjacent to the water meter building along the Trans Canada Trail.



Streetscape along internal private road



Front Elevation



**Water Meter Building
(South Elevation)**

Application File Nos.:
OPA15-A4, Z8/15, S-A-2015-04, C-
A-2015-04 & SP17/15

Applicant:
Belleterre Real Estate Partners
Ltd. (Richpark Homes)

Date: April 4, 2015

Figure 3
Proposed Elevations

Town of Ajax
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3.0 REPORTS AND STUDIES

3.1 Planning Rationale Report

A Planning Rationale Report was prepared by The Biglieri Group Ltd. that concluded that the proposed development complies with all applicable provincial and municipal policies. It identified that the Official Plan Amendment proposing to designate the Medium Density Residential is appropriate given that the site is located on Rossland Road West, a type B Arterial Road, and is suitable for intensification.

3.2 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared by Beacon Environmental. Overall the EIS concluded that the development proposal will not result in a negative impact to natural heritage features and ecological functions of Urfe Creek, as the proposed development will occur on disturbed lands. The TRCA is satisfied with the findings of the EIS.

As part of the EIS a Meander Belt Study was completed for Urfe Creek, which was determined to be habitat for Redside Dace (species listed as endangered in Canada). A 30 metre buffer from the meander belt is required. The Environmental Protection block is 0.095 hectares (0.23 acres) and contains lands within the required buffers (See Figure 4 – Draft Plan of Subdivision). The development respects these buffers, with the exception of two minor encroachments.

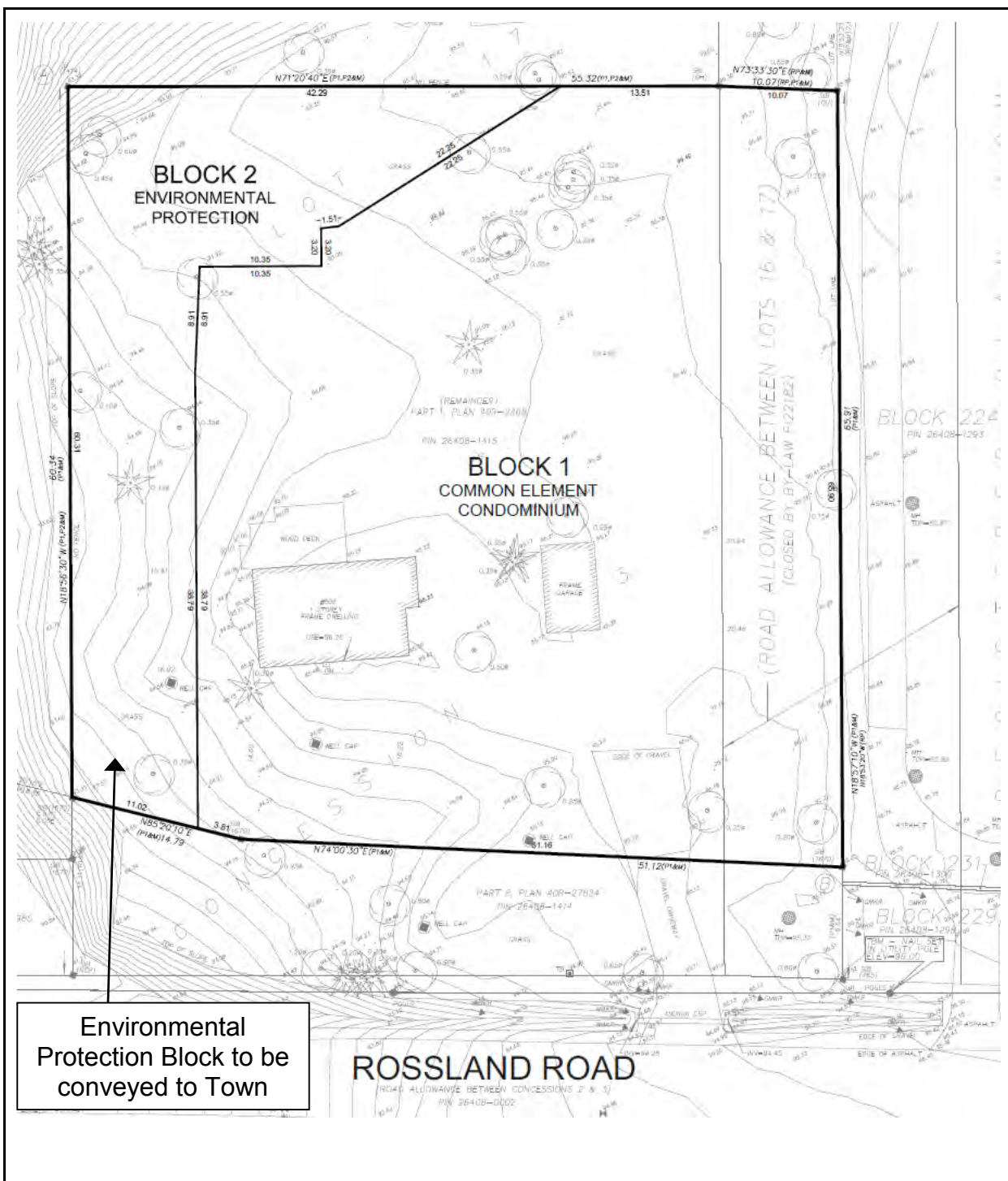
One encroachment at the northeastern portion of the site would require the removal of one healthy tree within the existing hedgerow. The other encroachment located along the western portion of the property was recommended by the TRCA to straighten the fences. Minor encroachments into the buffer will be offset by additional restoration and planting areas, including the restoration of Town owned lands to the north and the Environmental Protection block to the west which will be conveyed to the Town. The applicant has proposed the restoration of approximately 547 m² of Town owned land, which would provide a net benefit and enhance the Urfe Creek valley corridor.

Restoration will include planting of native trees, shrubs, and seed. Areas to be restored will be fenced off and conveyed to Town of Ajax. Derelict vehicles and other metal debris will also be removed from Town owned land to the north. The buffer planting is reflected on the proposed landscape plans and is to be reviewed and approved by the TRCA. Financial securities will be collected through the required site plan/ development agreement. The TRCA's conditions of draft approval are provided within Attachment 2.

3.3 Traffic Impact Study

A Traffic Impact Study, prepared by Dionne Bacchus and Associates Consulting Engineers Ltd., dated September 1, 2015 (amended January 28, 2016) was submitted in support of the development proposal.

One access offering full turning movements will be provided from Rossland Road West, aligning with Riverside Drive to the south. The study indicates that the proposed development will generate 20 AM (5 inbound and 15 outbound) and 18 PM (11 inbound and 7 outbound) peak hour trips. Results of the traffic analysis indicated that site access will operate with very little delay, and have very good levels of service during peak AM and PM periods. Based on the future forecasts of traffic along Rossland Road West this development will have no measurable impact on the existing network. Traffic control measures include one stop sign to be installed exiting the site.



Application File Nos.:
OPA15-A4, Z8/15, S-A-2015-04,
C-A-2015-04 & SP17/15

Applicant:
Belleterre Real Estate Partners
Ltd. (Richpark Homes)

Date: April 4, 2015

Figure 4
**Proposed Draft Plan of
Subdivision**

Town of Ajax
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3.4 Geotechnical Report and Slope Stability Assessment

A Slope Stability Assessment dated December 24, 2014 (amended December 7, 2015) and a Supplementary Geotechnical Investigation dated September 14, 2015 was completed by Haddad Geotechnical Inc. for the proposed development. The investigation identified the stable top of slope from the valley lands and recommended that surface water be contained and directed away from the slope. Infiltration galleries will be located along the eastern property line away from the valley lands. Vegetation on the slope is to be preserved and maintained. Three trees are proposed to be removed from the western portion of the site, the study indicates that the removal of the three trees will have no impact on the stability of the existing slope. Enhanced vegetation will be included in the restoration plan that is to be approved by the Town and TRCA prior to development.

The proposed development will not have basements as a result of the soil conditions onsite and will utilize conventional spread foundations. The geotechnical report provides recommendations that will be required during construction of the foundations.

3.5 Stormwater Management Design Brief

A Stormwater Management Design Brief was prepared by Counterpoint Engineering dated September 15, 2015 (amended January 29, 2016), in support of the proposed development.

Quantity control measures for the 10 year storm event will be controlled by an underground stormwater storage chamber and a 75 mm orifice plate. The system will be connected and will convey stormwater to Rossland Road West, eventually discharging into Urfe Creek. Enhanced water quality treatment will be provided by an oil grit separator.

The proposed development will include some Low Impact Development (LID) stormwater management controls. All walkways, driveways and visitor parking spaces will be constructed utilizing heavy duty permeable pavers, which will provide additional infiltration. Side yards will be graded to convey stormwater to rear yard swales and infiltration galleries.

Engineering staff, Durham Region Works and the Toronto and Region Conservation Authority (TRCA) have reviewed the Stormwater Management Design Brief and are satisfied with the overall servicing approach.

3.6 Hydrogeological Assessment

A Hydrogeological Assessment was prepared by Groundwater Science Corp. dated September 2015, in support of the development proposal. The assessment concluded that the proposed development would not result in significant impacts on the surface water or groundwater regime or associated aspects of the natural heritage system. It was recommended that Low Impact Development (LID) stormwater management controls proposed throughout the development would further reduce any impacts, thereby increasing the amount of onsite infiltration.

3.7 Servicing Plan

A Servicing Plan, prepared by Counterpoint Engineering indicates sanitary discharge from the development will outfall to the proposed sanitary sewer proposed to be constructed as part of the Rossland Road West reconstruction. Water service will consist of a 100 mm watermain located within the private road and will connect to a proposed 300 mm watermain on the north side of Rossland Road West, also to be installed during the Rossland Road West reconstruction. Sanitary services will be provided by sewers located in the internal street and flow by gravity, connecting to the proposed sanitary manhole on Rossland Road West.

Durham Region Works has reviewed the applications and has no objection to the further processing of the application. Conditions of Draft Approval have been provided within Attachment 3.

3.8 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was prepared by This Land Archaeology Inc. dated June 11, 2015, in accordance with the *Ontario Heritage Act*. The assessment investigated the presence of archaeological resources on the subject site. Historical background research and field investigations were performed. The assessment concluded that the subject site is clear of any archaeological concerns.

3.9 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA), prepared by AiMS Environmental dated June 2015 was submitted in support of the development proposal. Based on the review of historical records and findings from field observations, the Phase I ESA revealed that the subject site was a cultivated field until the existing residential dwelling was constructed in 1956.

The report concluded that there are no sources of soil or groundwater contamination associated with the subject property, and no further action is required.

3.10 Environmental Noise Feasibility Study

An Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd. dated September 16, 2015 (amended December 2, 2015 and January 5, 2016), was submitted in support of the development proposal. The study concluded that the noise levels generated from Rossland Road West are expected to generate a noise impact that will require noise control measures to satisfy Ministry of Environment (MOE) requirements.

The study recommends that a noise barrier be installed along the flankage and rear lot lines of all units to control outdoor living area sound levels. Based on the location of the unit, acoustic fencing of varying heights will be required, including a 2.4 metres (unit 14), 2.2 metres (units 1 & 13), and 1.8 metres (units 2-12).

In order to meet MOE interior sound level criteria upgraded windows and brick veneer are required. Mandatory air conditioning is required for Units 1, 2, 13, and 14; and all other units must be able to accommodate air conditioning. Agreements of purchase and sale for all units will incorporate appropriate warning clauses notifying perspective homeowners of the potential noise levels. This is reflected in the conditions of draft approval provided in Attachment 3 to this report.

4.0 DISCUSSION:

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides an overall direction on matters of provincial interest that must be reflected in municipal planning decisions. The PPS was issued under Section 3 of the *Planning Act* and provides provincial direction in terms of land use planning and development in Ontario. The current PPS document came into effect on April 30, 2014. The PPS states that healthy, livable, and safe communities are to be sustained, including among other matters, promoting efficient development and land use patterns, by accommodating an appropriate range and mix of residential, employment, recreational, and open space uses to meet

long-term needs. Appropriate densities should be promoted for new housing which efficiently uses land resources, infrastructure, and public services. The PPS promotes all forms of housing required to meet social, health, and well-being requirements of current and future residents.

The proposed development is consistent with the policies of the PPS.

4.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was approved under the authority of the *Places to Grow Act, 2005* by the Lieutenant Governor in Council of the Province of Ontario, and came into full force and effect on June 16, 2006. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including direction of where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation.

Under the Growth Plan, new development in designated greenfield areas will be planned, designated, zoned and designed in a manner that contributes to creating complete communities, creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services, provides a diverse mix of land uses to support vibrant neighbourhoods and creates high quality public open spaces with site and urban design standards that support opportunities for transit, walking and cycling.

The proposals conform to the provisions of the Growth Plan.

4.3 Durham Region Official Plan

The subject lands are designated “Living Areas” within the Durham Regional Official Plan. Living Areas shall be used predominately for housing purposes and shall incorporate the widest mix of housing types, sizes, and tenures to meet the diverse housing needs of the residents of Durham Region. Living Areas are also encouraged to be developed in a compact urban form through higher density uses, particularly along arterial roads supporting public transit.

The proposed development is consistent with the policies of the Durham Regional Official Plan.

4.4 Town of Ajax Official Plan

The Town of Ajax Official Plan designates the subject lands “Low Density Residential” and “Environmental Protection”. Within the “Low Density Residential” designation single detached dwellings, semi-detached dwellings, duplex dwellings, and linked dwellings may be permitted up to a maximum density of 30 units per net hectare and are generally not to exceed a height of 3-storeys. Within the “Medium Density Residential” designation duplex dwellings, block townhouses, street townhouses, stacked townhouses, attached housing, walk-up apartments, and other forms of moderately scaled housing are permitted within a density range of 30 to 75 units per net hectare.

The proposed development consists of semi-detached dwellings with a density of 33.3 units per net hectare. As a result, Official Plan Amendment Application (OPA15-A4) has been submitted to redesignate the lands from “Low Density Residential” to “Medium Density Residential”, and realign the limit of the “Environmental Protection” designation. A special policy area will be established on the subject lands to permit semi-detached dwellings within the “Medium Density Residential” designation.

The built environment policies of the Town of Ajax Official Plan require development to be planned to:

- promote street-oriented development, with active building facades fronting onto streets;
- promote built form where a significant portion of the street frontage is defined by the building and where parking is located on the inside of building mass;
- provide a design layout and form that is compatible with adjacent existing and approved land uses;
- promote pedestrian and cyclist permeability and interconnectivity to abutting paths, trails, streets and development;
- locate buildings such that pedestrian spaces are well defined and connected;
- maximize transparent windows facing the public realm;
- position primary entrances to be visible and accessible from the street; and
- define the transition from public to semi-public to private space through landscaping.

The proposed development has been designed in conformity with the built environment policies of the Town's Official Plan by providing for a high level of building design, interest and an enhanced streetscape along Rossland Road West. The layout of the development applies principles of safe community design by orienting residential dwellings towards public and private spaces. The proposed development is appropriately integrated with adjacent public spaces.

All lands designated "Environmental Protection" within the plan have been protected for in accordance with the policies set out within the Town's Official Plan and will be conveyed to the Town of Ajax.

In accordance with Section 7.2.2 b) of the Town's Official Plan the proposed development complies with the municipal goals and objectives and contributes to the overall urban structure by providing a compact, pedestrian orientated, and transit supportive development that protects the natural environment. Further, the proposed development is compatible with existing and proposed development along Rossland Road, and there is available services and infrastructure to support the proposed development.

The proposed development is consistent with the policies of the Town of Ajax Official Plan.

4.5 Town of Ajax Zoning By-law 95-2003

The subject lands are currently zoned Agriculture (A) Zone in Zoning By-law 95-2003, as amended. The applicant has submitted an application to rezone the lands Residential Two – 'B' (R2-B) Zone and Environmental Protection (EP) Zone. The R2-B Zone permits semi-detached dwellings.

The proposed implementing zoning by-law will also establish detailed development standards, including provisions for frontage onto a private street, and setbacks to dwellings and accessory buildings. The proposed implementing zoning by-law is provided in Attachment 2 to this report

5.0 AGENCY COMMENTS

The following is an overview of comments received through the circulation of the subject applications.

5.1 Region of Durham

Region Planning staff have indicated that the Official Plan Amendment is exempt from Regional Approval, and have no concerns with the further processing of the applications. Regional Works staff have indicated that municipal water supply and sanitary sewers can be accommodated by

connecting to the proposed services located along Rossland Road West. Durham Transit has indicated that the proposed development will not present any significant impacts. Durham Transit have requested that a clause be included in the purchase and sale agreements identifying that a bus stop may be constructed in front of the development sometime in the future. Durham Region Transportation has indicated that the proposed development does not present any significant Regional transportation impacts.

Overall, the Region of Durham has no issues with the proposed applications and have issued conditions of draft approval as reflected in Attachment 3 and 4.

5.2 Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has indicated that the subject lands are within its jurisdiction. TRCA indicated that they have no objection to the approval of the Official Plan Amendment and Zoning By-law Amendment provided that Block 2 is conveyed to the Town of Ajax and is designated and zoned Environmental Protection (EP).

With regard to the Draft Plan of Subdivision and Draft Plan of Condominium, appropriate conditions of draft plan approval have been provided. The applicant will be required to obtain all necessary permits from the TRCA prior to development. The Environmental Protection block (Block 2) will be required to be fenced with no individual access.

The applicant will also be required to have a restoration planting plan completed to the satisfaction of the Town of Ajax and the TRCA. All proposed plantings identified in the planting plan will be secured through the required site plan agreement, and has been reflected as a condition of draft approval.

5.3 Other Agency Comments

The Town's Control Architect, Veridian Connections, Canada Post, Ajax Transportation Services, Ajax Fire & Emergency Services, Ajax Engineering Services, and Ajax Design Services had no concerns with the proposed development. A condition of approval will require the applicant to finalize all required plans, drawings and reports to the satisfaction of the Town of Ajax.

5.0 FINANCIAL IMPLICATIONS:

The applicant will be required to complete an appraisal of the value of the subject lands in accordance with By-law 79-2006 (Parkland Dedication By-law), in order to determine an appropriate amount to be paid to the Town of Ajax for the purposes of parkland dedication. If necessary, the appraisal shall be peer reviewed at the applicant's cost.

6.0 COMMUNICATION ISSUES:

6.1 Departments and Agency Comments

The applications have been circulated to all internal departments and external agencies and their comments and recommendations have been incorporated into this report.

6.2 Public Open House

A Public Open House meeting was held on December 10, 2015. Notice of the meeting was circulated to all assessed persons within 120 metres (400 feet) of the subject lands and was also posted on the Town's Public Meetings web page and in the December 2nd and 9th, 2015 editions of the *Ajax News Advertiser*. One member of the public attended the meeting and one email

response was received. The resident who attended the meeting resided at 739 Rossland Road West identified that their concern was the impact this development would have on the construction schedule for the Rossland Road West. Further, the resident had concerns that the location of the proposed private road would present sightline issues. It was identified that the proposed development would be constructed at the same time as the Rossland Road West reconstruction, and Engineering Services has no concerns. It was also identified that the reconstruction of Rossland Road West would enhance sightlines for vehicles utilizing Riverside Drive and the proposed private road.

One email response was received from a resident on Stockwell Crescent who recently purchased a dwelling within Duffin's Village who indicated that a premium had been paid to the builder as no houses would be constructed behind the dwelling in the future. The dwellings within Duffin's Village would continue to back onto the Trans Canada Trail, Urfe Creek valley corridor, and existing stormwater management pond.

7.0 CONCLUSION:

Staff have reviewed the submitted applications and are of the opinion that the proposed development will provide for appropriate development of the subject lands. The overall design and layout will be in keeping with the character of the surrounding area. The development is consistent with the PPS, Growth Plan, Region of Durham and Town of Ajax Official Plan policies.

Staff recommend approval of the proposed the official plan amendment and zoning by-law amendment, draft plan of subdivision, draft plan of condominium and site plan subject to the recommendations provided in this report.

ATT-1 - Proposed Official Plan Amendment

ATT-2 - Proposed Zoning By-law Amendment

ATT-3 - Conditions of Draft Approval of Subdivision

ATT-4 - Conditions of Draft Approval of Condominium

Sean McCullough, MCIP, RPP
Development Planner

Gary Muller, MCIP, RPP
Manager of Planning

Paul Allore, MCIP, RPP
Director, Planning and Development Services

ATT 1: OFFICIAL PLAN AMENDMENT

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER XXX- 2016

A By-law to adopt Amendment No.50 to the Official Plan for the Town of Ajax.

WHEREAS, the area subject to this amendment is located at 806 Rossland Road West;

AND WHEREAS, the Regional Municipality of Durham Act and the *Planning Act*, as amended, authorize the Town of Ajax to pass by-laws for the adoption or repeal of the Official Plan and amendments thereto;

AND WHEREAS, a public hearing was held pursuant to the *Planning Act* to hear submissions respecting the proposed Amendment No.50 to the Town of Ajax Official Plan;

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

That Amendment No.50 to the Official Plan of the Town of Ajax, is hereby approved.

That this by-law shall come into force and take effect from and after the final passing hereof.

READ a first and second time this ____day
of _____, 2016.

READ a third time this __day of _____, 2016.

Mayor

Clerk

ATT 1: OFFICIAL PLAN AMENDMENT

Amendment No. 50 to the Town of Ajax Official Plan

1. Purpose

The purpose of this amendment is amend Schedule 'A-1' (Land Use) of the Ajax Official Plan by re-designating the lands designated 'Low Density Residential' and 'Environmental Protection' to 'Medium Density Residential' and 'Environmental Protection', and add a new Area Specific Policy (Section 6.25) to permit a development consisting of 14 semi-detached dwelling units, and to define the limits of development and the lands to be set aside for environmental protection purposes.

2. Location

The property subject to this amendment is located on the lands bounded by Rossland Road West to the south, directly north of the intersection of Rossland Road North and Riverside Drive, and is municipally known as 806 Rossland Road West. The subject lands are legally described as PART OF LOT 17, AND ROAD ALLOWANCE BETWEEN LOTS 16 & 17 (CLOSED BY BY-LAW P122182), CONCESSION 3 (PICKERING), IN THE TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM, as shown on Schedule 'A' attached hereto.

3. Basis

The subject lands are designated Environmental Protection and Low Density Residential within the Town of Ajax Official Plan, which permits a maximum density of 30 units per hectare. An Official Plan Amendment is required to confirm the boundary between the two current land use designations, and change the Low Density Residential designation to Medium Density Residential to allow the proposed development.

The Medium Density Residential designation provides for an appropriate form of development on an intensification site and represents a continuation of the 'Medium Density Residential' designation along Rossland Road West, a Type 'B' Arterial Road. This amendment would maintain the goals and objectives of the Town of Ajax Official Plan and has been reviewed against Sections 2.2.5, 7.2.2 b) and c) of the Town of Ajax Official Plan.

Studies and Reports that were completed to support this amendment were:

- Planning Justification Report
(prepared by: The Biglieri Group Ltd.)
- Transportation Impact Brief: Proposed Residential Development
(prepared by Dionne Bacchus & Associates Consulting Engineers Ltd.)
- Environmental Impact Study
(prepared by Beacon Environmental Ltd.)
- Phase 1 Environmental Site Assessment
(prepared by AiMS Environmental)
- Supplementary Geotechnical Investigation
(prepared by Haddad Geotechnical Inc.)
- Slope Stability Assessment

ATT 1: OFFICIAL PLAN AMENDMENT

- (prepared by Haddad Geotechnical Inc.)
- Hydrogeological Assessment
(prepared by Groundwater Science Corp.)
- Stormwater Management Design Brief
(prepared by Counterpoint Engineering)
- Environmental Noise Feasibility Study
(prepared by Valcoustics Canada Ltd.)
- Arborist Report
(prepared by DA White Tree Care)
- Stage 1 and 2 Archaeological Assessment
(prepared by ASI)

4. Actual Amendment

- a) Section 6 – Area Specific Policies is hereby amended by adding the following section, which reads as follows:

6.25 806 Rossland Road West (north side of Rossland Road West, directly north of the Rossland Road West and Ravenscroft Road intersection)

Notwithstanding Section 3.1.4 (Medium Density Residential Designation) of the Town of Ajax Official Plan, the lands municipally addressed as 806 Rossland Road West, shall permit semi-detached dwellings.

- b) To amend Schedule 'A-1' – Land Use to re-designate the lands designated 'Low Density Residential' and 'Environmental Protection' to 'Medium Density Residential' and to delineate the 'Environmental Protection' designation as shown on Schedule 'B' attached hereto.
- c) To amend Schedule 'B' – Land Use to delineate the 'Environmental Protection' designation as shown on Schedule 'C' attached hereto.
- d) To amend Schedule 'G' – Lands Subject to Area Specific Policies to add new Area Specific Policy Section 6.25 as shown on Schedule 'D' attached hereto.

5. Implementation

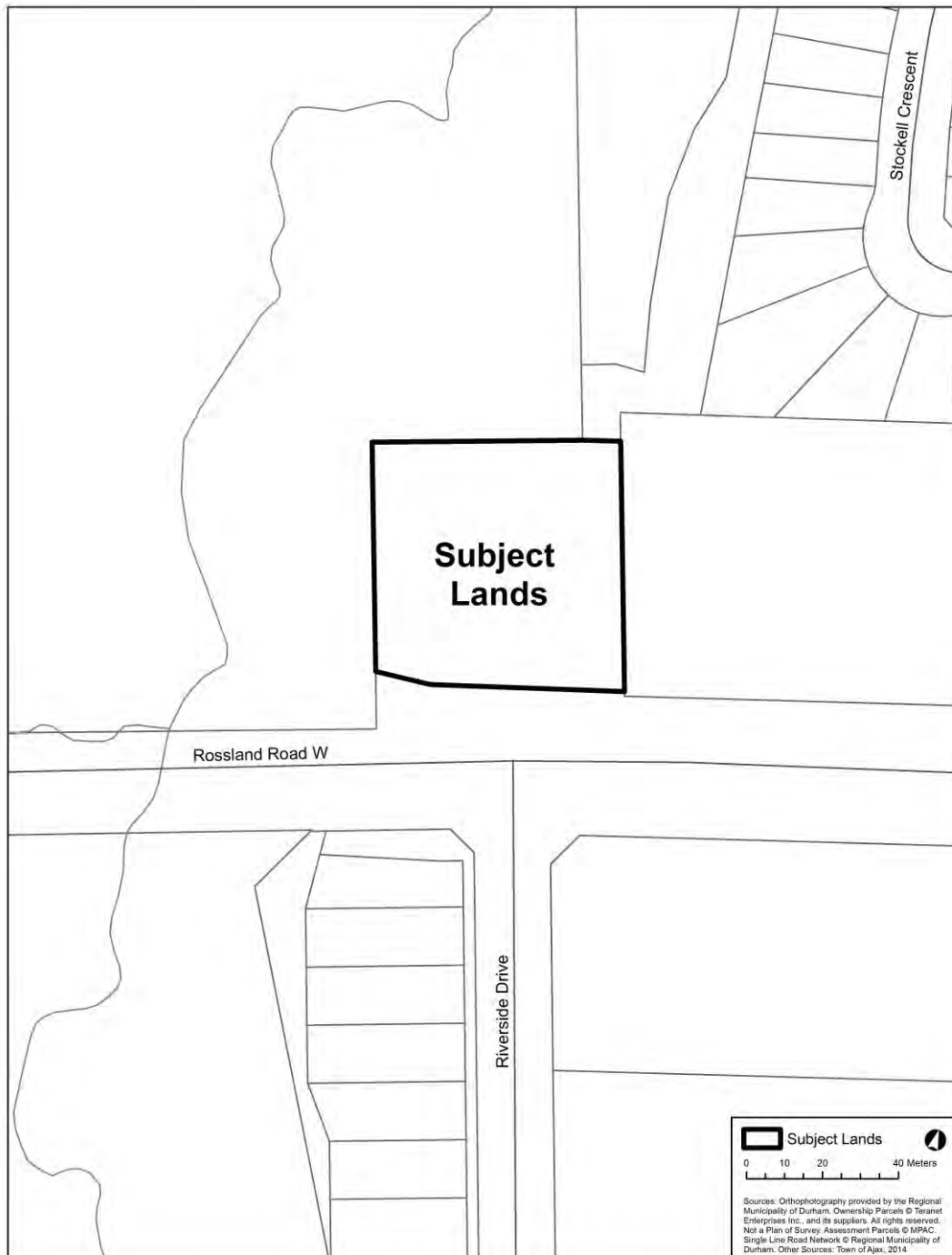
The provisions set forth in the Town of Ajax Official Plan, regarding the implementation of the Plan, shall apply to this Amendment.

6. Interpretation

The provisions set forth in the Ajax Official Plan that are not otherwise in conflict with this Amendment shall continue to apply.

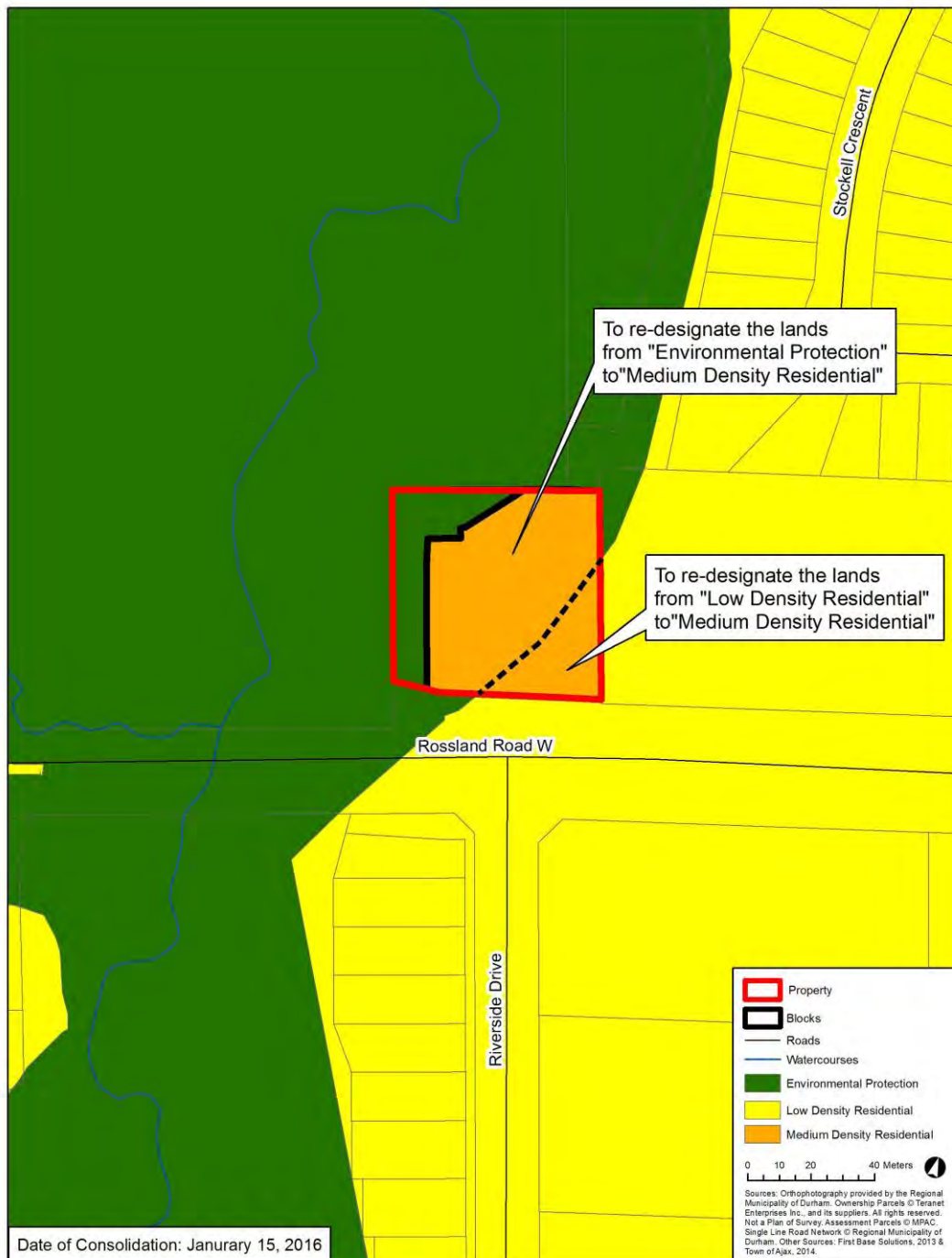
ATT 1: OFFICIAL PLAN AMENDMENT

Schedule 'A' Lands Affected by Amendment No. 52 To The Town of Ajax Official Plan



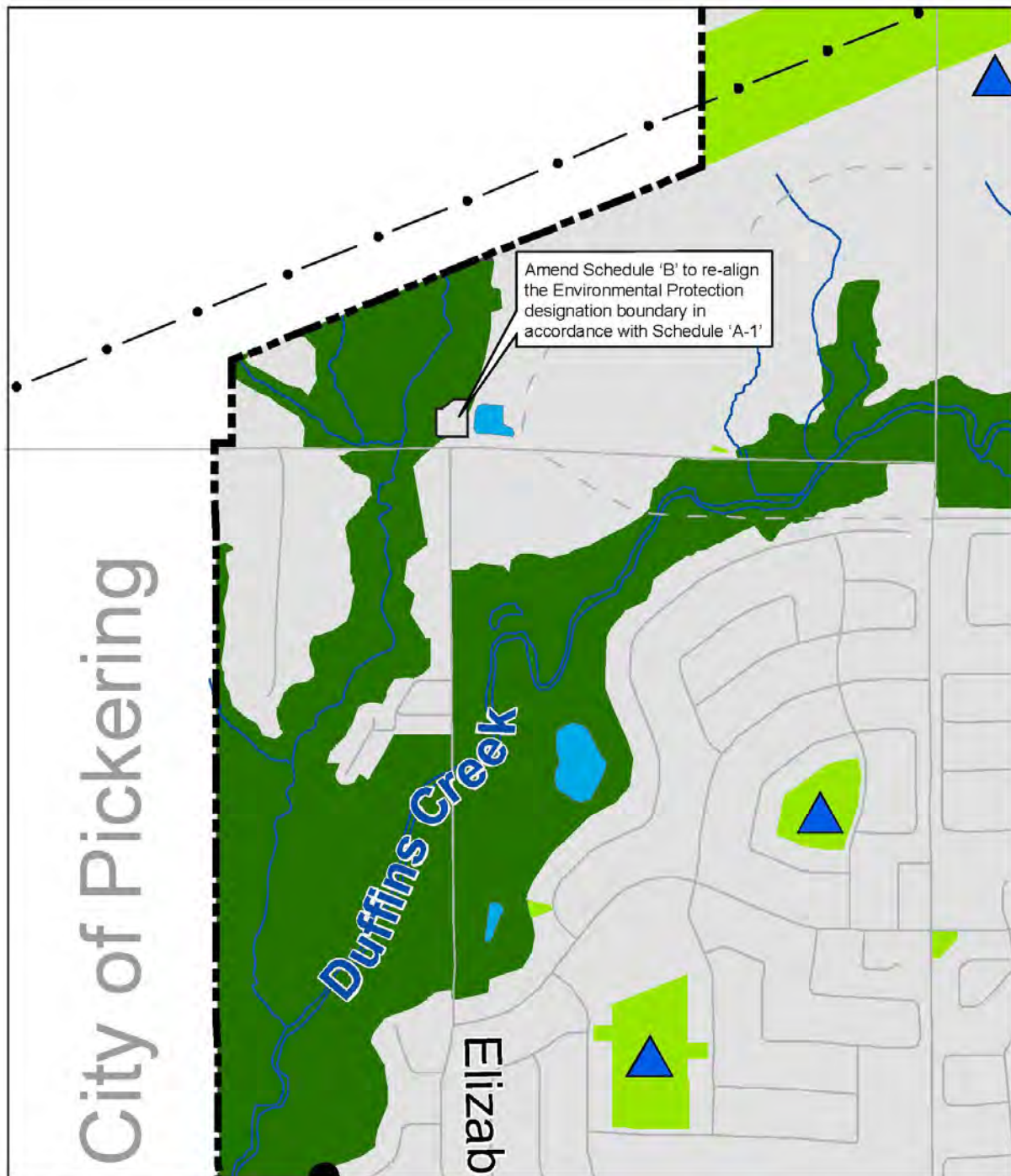
ATT 1: OFFICIAL PLAN AMENDMENT

Schedule 'B' Proposed Amendment No. 52 To The Town of Ajax Official Plan



ATT 1: OFFICIAL PLAN AMENDMENT

Schedule 'C' Proposed Amendment No. 52 To The Town of Ajax Official Plan



EXCERPT: SCHEDULE 'B' ENVIRONMENT

Greenlands System

Environmental Protection

Open Space

Built Environment (See Section 2.5)

Municipal Storm Water Management Pond

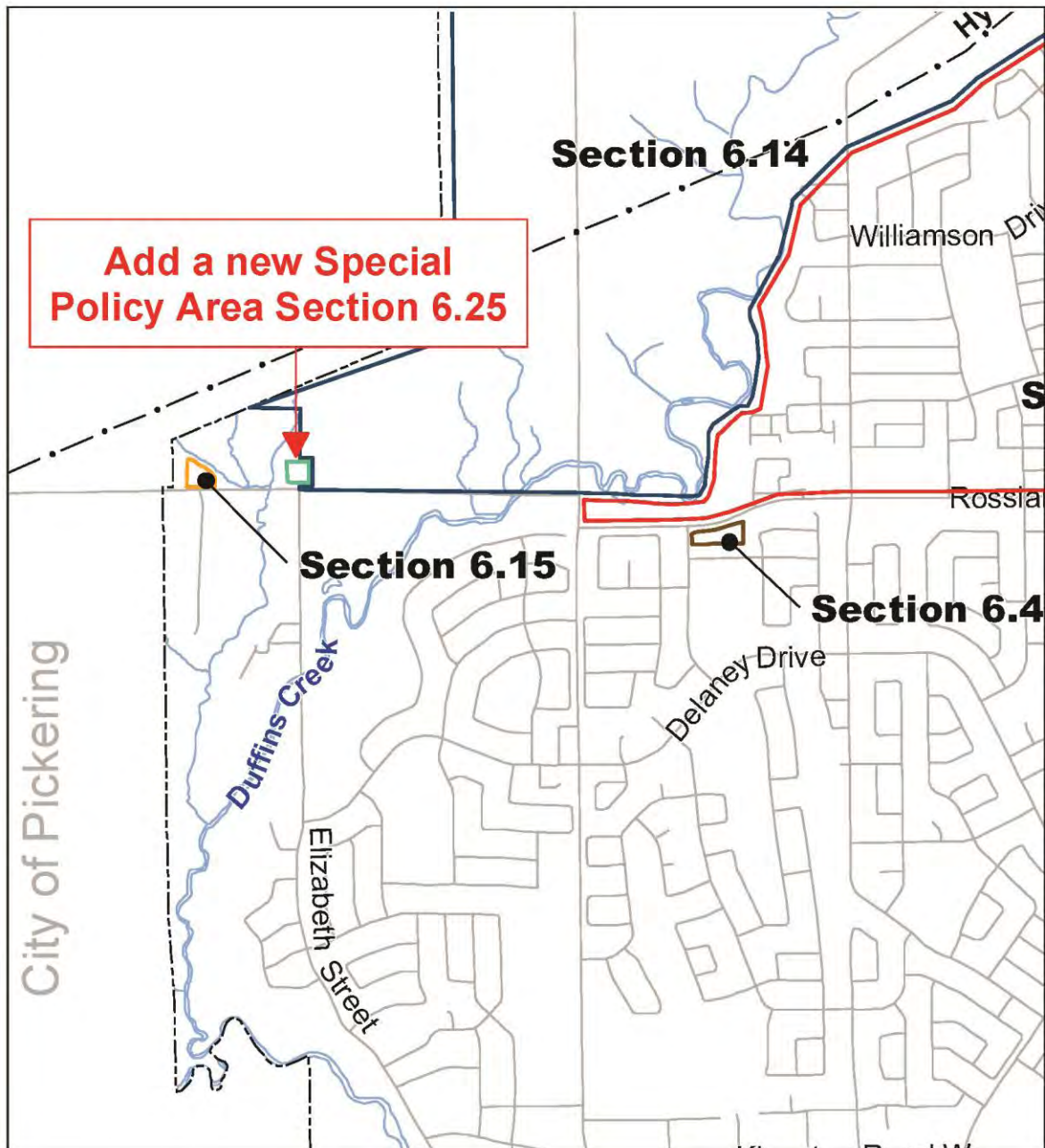
Neighbourhood Park

Sources: Region of Durham, 2015; Town of Ajax, 2015.

Date of Consolidation: January 15, 2016

ATT 1: OFFICIAL PLAN AMENDMENT

Schedule 'D' Proposed Amendment No. 52 To The Town of Ajax Official Plan



EXCERPT: SCHEDULE 'G' Lands Subject to Area Specific Policies

Sources: Region of Durham, 2015
Town of Ajax, 2015

Date of Consolidation: January 15, 2016

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER XX-2016

Being a By-law passed pursuant to the provisions of Section 34 of the Planning Act, R.S.O 1990, c.P.13, as amended, to amend Zoning By-law No. 95-2003, as amended, of the Corporation of the Town of Ajax.

WHEREAS, authority is granted under Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13, for Council to pass this By-law;

AND WHEREAS, a Public Open House was held on December 10, 2015 for the purpose of presenting the Draft Zoning By-law Amendment for public consultation;

AND WHEREAS a Statutory Public Meeting was held in accordance with Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, on April 5, 2015 for the purposes of presenting the Draft Zoning By-law Amendment (Z8/15).

AND WHEREAS, the Council of the Town of Ajax deems it appropriate to pass an implementing Zoning By-law pursuant to application Z8/15 to regulate the future development of the subject lands;

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

1. THAT the Zoning Schedule, specifically Map 13, attached to and forming part of By-law No. 95-2003, as amended, is hereby amended by rezoning the lands located on the north side of Rossland Road West and east of Urfe Creek, directly north of the Rossland Road West and Riverside Drive intersection from Agricultural (A) Zone to Residential Two – ‘B’ (R2-B) Zone and Environmental Protection (EP) Zone, as outlined on Schedule “B” attached hereto.
2. THAT the Exception Schedule, specifically Map 13, attached to and forming part of By-law No. 95-2003, as amended, is hereby amended to delineate the boundaries of Exception 184, for the lands shown outlined on Schedule “C” attached hereto.
3. THAT Section 7.1.1, List of Exceptions, of By-law No. 95-2003, as amended, is further amended to include the following Exception:

Exception	Zoning	Map	By-law	File Reference
184	R2-B, EP	13	XX-2016	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15 Z8/15
<p>i) Location: North side of Rossland and east of Urfe Creek, directly north of the intersection of Rossland Road West and Riverside Drive</p> <p>ii) Legal Description: PART OF LOT 17, AND ROAD ALLOWANCE BETWEEN LOTS 16 AND 17 (CLOSED BY BY-LAW P122182), CONCESSION 3 (PICKERING), IN THE TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM.</p> <p>iii) Interpretation:</p> <p>a) Section 4.9 of Zoning By-law 95-2003, as amended, shall not apply to the development of the subject lands for 14 semi-detached dwellings.</p> <p>iv) Permitted Uses: Semi-detached Dwellings</p> <p>v) Development Standards</p> <p>In the event that Block 1 is developed for 14 semi-detached dwellings pursuant to SP17/15, the following development standards shall apply:</p> <p>a) Maximum Number of Semi-detached Dwellings: 14</p> <p>b) Zone Standards for each parcel of land associated with a multiple attached townhouse dwelling:</p> <p>i) Minimum Lot Depth 22.0 m</p> <p>ii) Minimum Drive Aisle Width 6.0 m</p>				

Exception	Zoning	Map	By-law	File Reference
184	R2-B, EP	13	XX-2016	S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15 Z8/15
<div><div>iii)Front Yard (Private Lane - Street 'A')</div><div><div><div>-To dwelling unit:</div><div>Minimum: 2.9 m</div><div>Maximum: 4.6 m</div></div><div><div>-To dwelling units 1 & 14:</div><div>Minimum: 1.2m</div></div><div><div>-To attached garage:</div><div>Minimum: 6.0 m</div></div></div><div><div>iv)MinimumInteriorSide Yard:</div><div><div>- Between units0.0 m</div><div>- End Units1.2 m</div></div></div><div><div>v)MinimumExteriorSide Yard (Rossland Road):</div><div><div>-To dwelling unit:1.9 m</div><div>- Unit 141.4 m</div><div>- To porch1.0 m</div></div></div><div><div>vi)MinimumRearYard:</div><div><div>- All units6.0 m</div><div>-Unit 65.5 m</div></div></div><div><div>vii)Minimum Lot Frontage:</div><div>6.0 m</div></div><div><div>viii)Maximum Building Height:</div><div>11.0 m</div></div><div><div>ix)Maximum Lot Coverage (for individual Parcels of Tied Land (POTL)):</div><div>50%</div></div><div><div>x)Minimum Porch Size:</div><div><div>Depth: 1.2 m</div><div>Width: 2.7 m</div></div></div><div><div>c)Other Development Standards Within the R2-B Zone:</div><div><div>i)No accessory buildings and structures or fences (other than decorative metal fences and the required Water Meter Building) are permitted within the exterior side yard adjacent to Rossland Road West or any front yard adjacent to the private internal roadway.</div><div>ii)Platforms of any height above finished grade shall maintain a minimum setback of 4.5 metres from the rear lot line.</div><div>iii)Maximum Driveway Width3.3 m</div></div><div>Except as amended herein, all other provisions of this By-law, as amended, shall apply.</div></div></div>				

5. By-law No. 95-2003, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law.

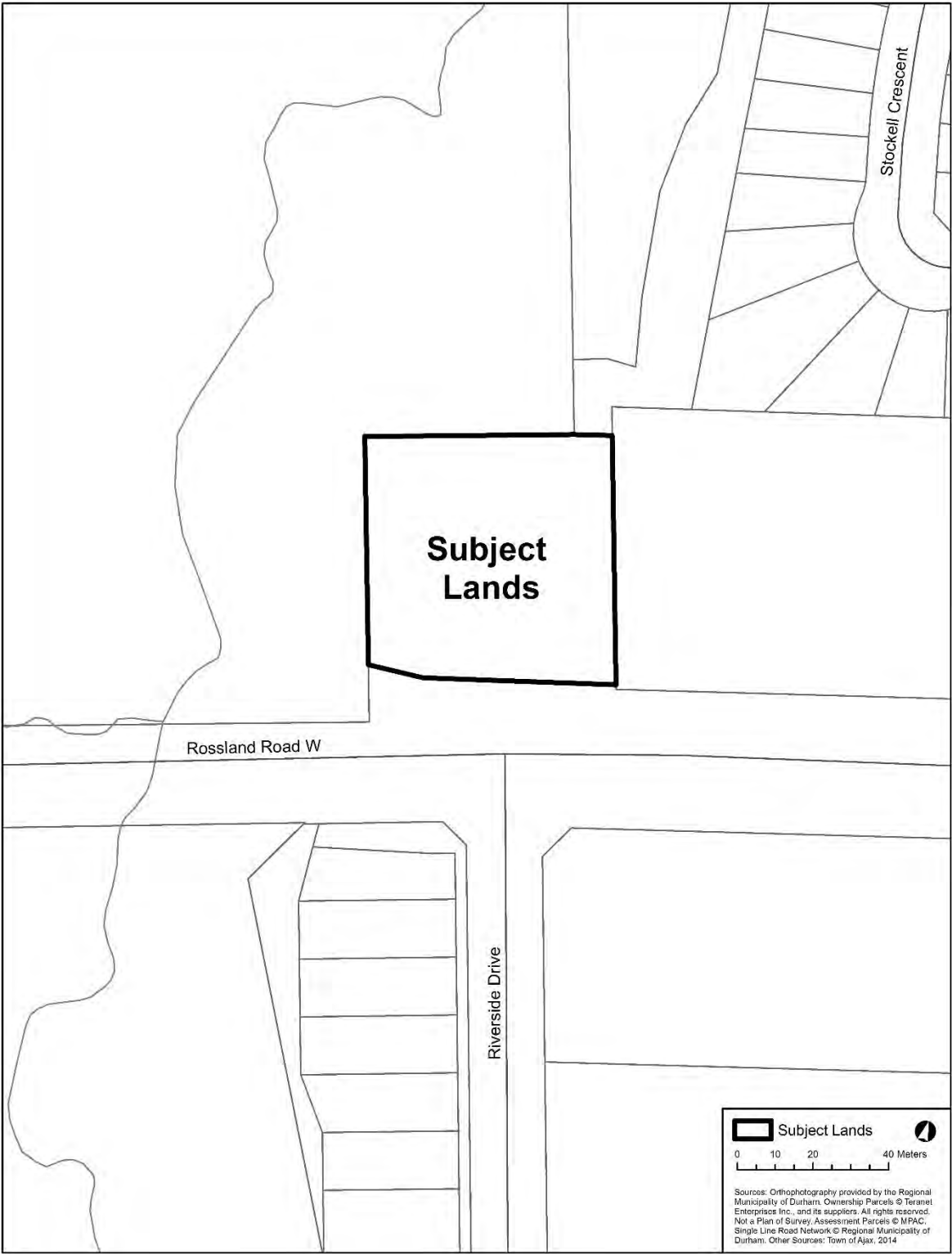
READ a first and second time this EIGHTEENTH day of April, 2016

READ a third time and passed this EIGHTEENTH day of April, 2016

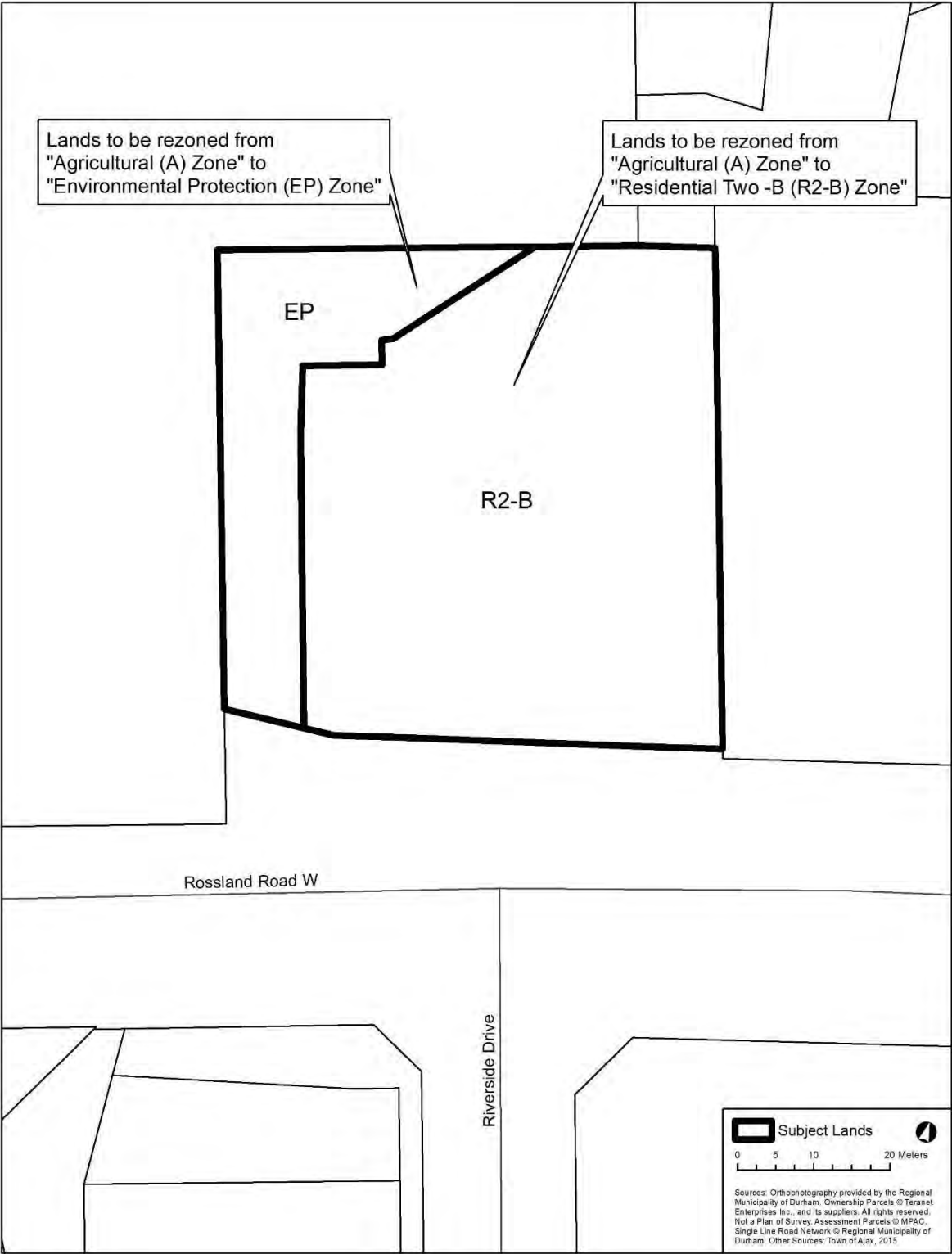
Mayor

D-Clerk

Schedule “A” to By-Law Number **XX**-2016



Schedule “B” to By-Law Number **XX**-2016



Schedule “C” to By-Law Number **XX**-2016



Explanatory Note to By-Law Number ~~XX~~-2016

The purpose of this by-law is to regulate the development of 14, 3-storey semi-detached dwelling units on parcels of titled land, private road and visitor parking in a common elements condominium form in accordance with Site Plan Application SP17/15 located directly north of the intersection of Rossland Road West and Riverside Drive, east of Urfe Creek.

**DRAFT PLAN OF SUBDIVISION S-A-2015-04
BELLETERRE REAL ESTATE PARTNERS LTD. (RICH PARK HOMES)**

All of the following conditions of draft approval shall be satisfied prior to the final registration of Plan of Subdivision S-A-2015-04 as indicated:

The Regional Municipality of Durham

1. The Owner shall prepare the final plan on the basis of the approved draft plan of subdivision, prepared by The Biglieri Group Ltd., identified as Project Number 15343, Drawing Number DP-1, and dated September 15, 2015 (revised February 1, 2016) which illustrates 1 block for 14 semi-detached units, and 1 block for environmental protection.
2. The Owner shall name the private roadway to be included in the condominium plan to the satisfaction of the Regional Municipality of Durham and the Town of Ajax.
3. The Owner shall grant to the Region any easement required to provide regional services for this development and these easements shall be in locations and of such widths as determined by the Region.
4. The Owner shall provide for the extension of such sanitary sewer and water supply facilities which are external to, as well as within, the limits of this plan that are required to service this plan. In addition, the Owner shall provide for the extension of sanitary sewer and water supply facilities within the limits of the plan which are required to service other developments external to this subdivision. Such sanitary sewer and water supply facilities are to be designed and constructed according to the standards and requirements of the Region of Durham. All arrangements, financial and otherwise, for said extensions are to be made to the satisfaction of the Region of Durham, and are to be completed prior to final approval of this plan.
5. Prior to entering into a Subdivision Agreement, the Region of Durham shall be satisfied that adequate water pollution control plant and water supply plant capacities are available to the proposed subdivision.
6. The Owner shall satisfy all requirements, financial and otherwise, of the Region of Durham. This shall include, among other matters, the execution of a Subdivision Agreement between the Owner and the Region concerning the provision and installation of sanitary sewers, water supply, roads and other Regional services.
7. The Owner shall agree in the Ajax Subdivision Agreement to implement the recommendation of the report, entitled "Environmental Noise Feasibility Study, 806 Rossland Road Proposed Residential Development, Town of Ajax" prepared by Valcoustics Canada Ltd., dated September 16, 2015, which specifies noise attenuation measures for the development. The measures shall be included in the Subdivision Agreement and must also contain a full and complete reference to the noise report and addendum letters dated December 2, 2015 (Addendum Letter #1) and January 5, 2016 (Addendum Letter #2) (i.e. author, title, date and any revisions/ addenda) and shall include any required warning clauses identified in the study.

8. Prior to final approval, the owner shall ensure that a clearance letter is obtained by the Ministry of Tourism, Culture and Sport for the report entitled, "Stage 1 and 2 Archaeological Assessment of 806 Rossland Road West, Part Lot 17, Concession 3, Geographic Township of Pickering, County of Ontario, Now in the Town of Ajax, Regional Municipality of Durham", prepared by Archaeological and Cultural Heritage Services Inc., dated June 11, 2015. No demolition, grading or other soil disturbance shall take place on the subject property prior to a letter of clearance being received by the Regional Municipality of Durham.
9. Prior to final approval, the Owner's environmental consultant is required to submit a signed Regional Reliance Letter and Certificate of Insurance to the Region's satisfaction in support of the Phase One Environmental Site Assessment Report, "Phase 1 Environmental Site Assessment, 806 Rossland Road West, Ajax, Ontario, for Belleterre Real Estate Partners Limited". Alternatively, a signed Record of Site Condition (RSC) may be submitted to the Ministry of the Environment and Climate Change (MOECC). Should a RSC be filed, the Region will require a copy of the RSC and any other supporting documentation, including the MOECC's Acknowledgement Letter.

Town of Ajax

10. The Owner shall satisfy all requirements, financial and otherwise, to the Town of Ajax. This shall include, among other matters, the execution of a subdivision agreement between the Owner and the Town of Ajax concerning the provisions and installation of municipal roads, services, drainage, and other local services and matters including the following:

Reports/Studies

- i. The Owner shall provide the following revised technical reports, prior to final approval, to the satisfaction of the Town of Ajax, the Regional Municipality of Durham and the Toronto and Region Conservation Authority:
 - a. Archeological Study;
 - b. Traffic Impact Study;
 - c. Traffic Management Implementation Plan;
 - d. Environmental Impact Study;
 - e. Geotechnical Investigation and Setback Assessment Report;
 - f. Servicing and Stormwater Management Report;
 - g. Waste Management Plan;
 - h. Noise Study; and
 - i. Tree Inventory Report and Tree Preservation Report
- ii. The Owner shall provide, prior to final approval, a detailed Stormwater Management and Servicing Design Report to the satisfaction of the Town of Ajax that must address, but not limited to, the following issues:
 - a. Overland Flow;
 - b. Water Quality and Quantity Control;
 - c. Major and Minor Flow Routes;
 - d. Erosion and Sediment Controls; and
 - e. Water Budget Analysis;

- iii. The Owner shall be responsible for any required amendments or further revisions to submitted reports and studies to the satisfaction of the Town of Ajax, the Regional Municipality of Durham and the Toronto and Region Conservation Authority. If a report or study requires any amendments or further revisions the Owner agrees to provide these amendments or revisions prior to the execution of a subdivision agreement with the Town of Ajax;
- iv. The Owner shall implement all the recommendations in all required reports/studies to the satisfaction of the Town of Ajax, the Regional Municipality of Durham, and the Toronto and Region Conservation Authority;
- v. The Owner agrees that prior to final approval, the Draft Plan of Subdivision shall be red-lined revised, if necessary, to accommodate the requirements of all the approved reports/studies;
- vi. The Owner shall retain a qualified professional engineer to verify to the satisfaction of the Town of Ajax that the soil of the site is in compliance with the MOE's "Guidelines for Use at Contaminated Sites in Ontario". A Record of Site Condition acknowledged, and if necessary, audited by MOE may be required to be submitted to the satisfaction of the Town of Ajax prior to registration;
- vii. The Owner agrees to prepare a formal land appraisal in accordance with Town of Ajax By-law 79-2006 for the purposes of determining the required cash-in-lieu of parkland dedication amount. If required, the appraisal shall be peer reviewed at the sole cost of the Owner. An amount in accordance with Town of Ajax By-law 79-2006 shall be included in the Subdivision Agreement, and paid prior to issuance of Building Permits.

Roads/Sidewalks/Services

- viii. The Owner agrees to employ a Professional Engineer to design all roads, sidewalks, stormwater management facilities and services to the satisfaction of the Town of Ajax;
- ix. The Owner agrees to be fully responsible for the full cost of construction of all roads, sidewalks, walkways, stormwater management facilities and services internal to the subdivision in each respective phase of development to the satisfaction of the Town of Ajax;
- x. The Owner shall provide the Town of Ajax, detailed engineering drawings in accordance with the Town of Ajax Engineering Design Criteria and Standard Drawings, to the satisfaction of the Town of Ajax, prior to the preparation of a development agreement. In the event that a development agreement is not executed within two (2) calendar years from the date of approval of grading plans for all lots, blocks, right-of-ways, landscape blocks, and detailed engineering drawings, the Owner shall be required to resubmit the aforementioned plans and drawings to the Town of Ajax for review and approval prior to the execution of a development agreement;
- xi. The Owner agrees at the time of Site Plan Approval for each development Block within the Plan, that the required on-site stormwater management controls and

infiltration works be provided as per the approved Stormwater Management Design Brief;

- xii. The Owner agrees to provide a construction management plan, which addresses among other matters, site access, construction traffic, parking for construction trades, material delivery and storage, staging, mud, dust and noise controls, to the satisfaction of the Town of Ajax, prior to the issuance of the first building permit;
- xiii. The Owner shall submit a detailed plan, noting all services/hydrant locations to the Town for approval;
- xiv. The Owner agrees to provide fire hydrants in conformity with the requirements of the Ontario Building Code and Region of Durham;
- xv. The Owner agrees to provide a water supply for firefighting purposes that is accessible and operational at all times;
- xvi. The Owner agrees to maintain, in all phases of development at all times, one means of ingress/egress;
- xvii. The Owner agrees to maintain access routes for fire department vehicles to new buildings, construction trailers and material storage areas at all times during construction;
- xviii. Prior to final approval, the Owner shall be responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including separation between utilities;
- xix. The Owner agrees to ensure that all streets are constructed in accordance with the composite utility plans previously submitted and approved by all utilities;
- xx. The Owner covenants and agrees in the subdivision agreement to prepare restoration Landscape Plans for Environmental Protection block (Block 2), prepared by a qualified Landscape Architect in good standing with the O.A.L.A., which identifies planting of native self-sustaining vegetation within the Environmental Protection block (Block 2). The Landscape Plans shall be submitted by the Owner and approved by the Town of Ajax and the Toronto and Region Conservation Authority.
- xxi. The Owner agrees, at its sole cost, to implement the Restoration Landscape Plan outlined in Section 10 xx;
- xxii. The Owner agrees, at the sole cost, to provide one (1) bench, Trans Canada Trail Signage and Mapping, asphalt paving, and associated landscaping, on and adjacent to the Water Meter Building to the Town of Ajax to the satisfaction of the Town of Ajax;
- xxiii. The Owner agrees to incorporate into all of the purchase and sale agreements and the requisite condominium documents that the water meter building, which includes, trailhead signage, associated landscaping and asphalt paving will be the sole responsibility of the condominium corporation, will have a public easement over these elements, will be defined within the approved condominium plan and common

elements within the development and documented within the condominium declaration, and at no time can this element/facility or components thereof, be damaged or removed;

Required Payments

- xxiv. The Owner shall pay a Stormwater Maintenance Fee, as per the Town of Ajax's "General Fees and Charges By-law", as amended, payable prior to the registration of the subdivision;
- xxv. The Owner shall, prior to registration of the Plan, pay the Final Approval Subdivision Clearance Fee, as per the Town of Ajax's "Planning Act Fees and Charges By-law", as amended;
- xxvi. The Owner shall, prior to registration of the Plan, pay the required cash-in-lieu of parkland dedication determined through the report outlined in Section 11 vii);

Reserves/Easements/Conveyances

- xxvii. The Owner shall convey Block 2 for environmental protection identified on the approved draft plan of subdivision, prepared by The Biglieri Group Ltd., identified as Project Number 15343, Drawing Number DP-1, and dated September 15, 2015 (revised February 1, 2016), which illustrates 1 block for 14 semi-detached units, and 1 block for environmental protection to the Town of Ajax;
- xxviii. The Owner shall grant such easement(s) and/or block(s) as may be required for utilities, inspection, drainage, servicing purposes, emergency access or any other purpose to the appropriate authorities or agencies. The easements shall be in locations and widths as deemed appropriate by the applicable authority or agency;

Design/Landscaping

- xxix. Prior to offering any model for sale to the public for the subject development, the Builder agrees to comply with the Town's Architectural Control requirements by submitting plans to the Town-approved Control Architect for approval;
- xxx. The Owner shall provide lot fencing, planting and tree preservation in accordance with the approved plans under Site Plan Application SP17/15;

Traffic

- xxxi. Prior to the execution of a subdivision agreement, the Owner shall provide a Traffic Management Plan (TMP), a Traffic Management Implementation Plan (TMIP), and a Utility Coordination Plan (UCP), to the satisfaction of the Town of Ajax;
- xxxii. The Owner shall have all traffic control devices installed to the satisfaction of the Town of Ajax prior to first occupancy. The decision to provide for traffic calming shall be at the sole discretion of the Town of Ajax;

Other

- xxxiii. The Owner shall submit plans, for review and approval, showing any proposed phasing of development to the Town for review and approval, if this Plan is to be developed by more than one phase;
- xxxiv. The Owner shall submit a Waste Management Plan, for review and approval, outlining the areas for the collection and storage of waste, frequency, and appropriate waste diversions measures;
- xxxv. Prior to the initiation of any works on site the Owner shall satisfy the Town with respect to a construction management plan. The location of the temporary road for construction access will be provided and maintained by the Owner. All parking required for construction and trades shall be provided wholly on-site and not on public streets for the duration of construction;
- xxxvi. The Owner shall obtain any necessary permits from the Toronto and Region Conservation Authority prior to the registration of the Plan;
- xxxvii. The Owner agrees to provide a municipal street address for each dwelling unit. The street number must be affixed to the wall of the dwelling that is associated with the front lot line, as defined by the Town of Ajax Zoning By-law 95-2003 or as determined by the Town of Ajax Fire Prevention Services;
- xxxviii. The Owner shall agree in the Town of Ajax subdivision agreement to implement the recommendations of the report entitled "Environmental Noise Feasibility Study, 806 Rossland Road Proposed Residential Development, Town of Ajax" prepared by Valcoustics Canada Ltd., dated September 16, 2015,, which specifies noise attenuation measures for the development. The measures shall be included in the Subdivision Agreement and must also contain a full and complete reference to the noise report and addendum letters dated December 2, 2015 (Addendum Letter #1) and January 5, 2016 (Addendum Letter #2) (i.e. author, title, date and any revisions/ addenda) and shall include any required warning clauses identified in the study.
- xxxix. The Owner shall provide the following wording in all purchase and sale agreements and within the condominium documents, including the condominium declaration;

“The development, including all parcels of tied land and lands designated as a common element, are subject to a site plan agreement that has been registered on title. This agreement binds the land owner(s) to build and maintain the site in accordance with the approved plans. Any alterations or deviations require approval from of the Town of Ajax.”;

“Individual access to the Town of Ajax owned lands located north, east, and west of the subject lands from the front, rear and interior side yards of adjacent parcels of tied land is prohibited.”

“All air conditioning units shall be located in accordance with the approved plans under SP17/15. All air conditioning units shall be located in the rear yards. No air

conditioning units shall be permitted in the exterior side yard adjacent to Rossland Road West.”

- xl. The Owner is required to make application to Ajax Fire Services to designate the proposed fire route in accordance with the Town of Ajax Traffic By-law.

Toronto and Region Conservation Authority (TRCA)

- 11. Prior to the initiation of grading, and prior to the registration of this Draft Plan of Subdivision, the owner shall submit the following to The Toronto and Region Conservation Authority and the Town of Ajax for review and approval:
 - a. A detailed Stormwater Management Report to include a detailed design for the storm drainage system for the proposed development including:
 - i. plans illustrating how this drainage system will tie into surrounding drainage systems and stormwater management techniques which may be required to control minor or major flows;
 - ii. appropriate Low Impact Development stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to terrestrial and aquatic habitat;
 - iii. detailed design and maintenance plans for the Low Impact Development stormwater management facilities;
 - iv. an Erosion and Sediment Control Plan, consistent with the Erosion and Sediment Control Guideline for Urban Construction (Greater Golden Horseshoe Area Conservation Authorities, 2007), as amended;
 - b. Overall grading plans for the lands within the Draft Plan of Subdivision.
 - c. Landscaping plans for Block 2.
 - d. Restoration plans for adjacent lands owned by the Town of Ajax as illustrated in the EIS Addendum, prepared by Beacon, dated October 2, 2015.
- 12. The owner shall obtain all necessary permits required pursuant to Ontario Regulation 166/06, as amended, prior to the initiation of grading.
- 13. The owner shall provide a letter of credit to the Town of Ajax for the full cost of the Landscaping and Restoration plans identified in Condition No. 11(c) and (d).
- 14. The owner shall install fences along the boundary of Block 1 and Block 2, Block 1 and the existing Town of Ajax lands to the north.
- 15. The owner shall gratuitously convey Block 2 to the Town of Ajax concurrent with registration.
- 16. A restrictive covenant shall be placed over the rear yards of all Blocks created adjacent

to Block 2. The restrictive covenant shall have the effect of prohibiting: 1) the removal of fences along the lot line of all subject development blocks; and 2) the installation of gates or other access through the fences along the lot line of all development blocks.

17. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
- a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports referenced in Condition No. 1;
 - b. To agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - c. To design and implement on site erosion and sediment control;
 - d. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - e. To obtain all necessary permits pursuant to Ontario Regulation 166/06, as amended, from the TRCA;
 - f. To erect a permanent fence, to the satisfaction of the Town of Ajax and TRCA, along the boundary of Block 1 and Block 2, Block 1 and the existing Town of Ajax lands to the north.
 - g. To commit to provide appropriate information to all perspective buyers of units adjacent to Block 2 through all agreements for purchase and sale, sales information, and community maps to ensure that the land owners are well informed that private use and/or access to the open space blocks shall not be permitted, and reflect the intent of the following:

"The open space adjacent to the subject property is considered to be part of the publicly owned natural heritage system and will be maintained for environmental protection, and public use purposes. Please note that uses such as private picnics, barbeque or garden areas; and/or the dumping of refuse (e.g. grass/garden clippings, household compostable goods, garbage etc.) are not permitted on these lands. In addition, access to the valley corridor such as private rear yard gates and/or ladders are prohibited."

Durham District School Board

19. The Owner agrees to post the standard Durham District School Board approved "Notice to Parents" in all sales representation centres.

Canada Post

20. The Owner/Developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;

21. The Owner/Developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale;
22. The Owner/Developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans;
23. The Owner/Developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - i. An appropriately sized sidewalk section (concrete pad) as per municipal standards and to Canada Post specifications to place the Community Mailboxes on;
 - ii. Any required walkway across the boulevard, as per municipal standards; and
 - iii. Any required curb depressions for wheelchair access to Canada Post specifications;
24. The Owner/Developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.

Communications Service Provider

25. The Owner is hereby advised that prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services);
26. Prior to registration of the Plan of Subdivision, the Developer/Owner will, at its sole cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the subdivision (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the Developer/Owner will cause these documents to be registered on title;
27. Prior to registration of the Plan of Subdivision, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of installation;

Enbridge Gas Distribution Inc.

28. The Owner shall prepare a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;
29. The Owner shall construct all roads in accordance with composite utility plans previously submitted and approved by all utilities;
30. The Owner shall grade all roads to final elevation prior to the installation of gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information for the installation of the gas lines;
31. The Owner agrees that it is understood that the natural gas distribution system will be installed within the proposed road allowance. In the event that this is not possible, easements will be provided at no cost to Enbridge Gas Distribution Inc.;
32. Prior to registration of the Plan of Subdivision, the Developer/Owner will, at its sole cost, grant all necessary easements required to service the development in favour of Enbridge Gas Distribution.
33. If required, the Owner agrees to provide a 3 metre by 3 metre exclusive use location for a regulator station, and shall not project into the municipal road allowance;

Veridian Connections

34. The Owner shall make satisfactory arrangements with Veridian Connections for the provision of permanent and/or temporary electrical services to this Plan;
35. Prior to registration of the Plan of Subdivision, the Developer/Owner will, at its sole cost, grant all necessary easements required to service the development in favour of Veridian Connections.
36. The Owner shall provide, at its sole cost, all transformers, meters, high voltage concrete encased ducted looped underground cable system, and any other required infrastructure required to service the development to the satisfaction of Veridian Connections. The Owner shall enter into any required agreements with Veridian Connections required to service the development.

Durham Region Transit

37. The owner agrees to include wording to the satisfaction of Durham Region Transit, in the purchase and sale agreements, notifying purchasers that there is the potential that transit service be operate along Rossland Road West in the future and that a transit stop may be adjacent to the development sometime in the future.

NOTES TO DRAFT APPROVAL

1. As the Owner of the proposed subdivision, it is your responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval will be reviewed periodically and may be amended at any time prior to final approval. The *Planning Act, R.S.O.*

ATT -3 – Conditions of Draft Approval (S-A-2015-04)

1990 c. P.13 provides that draft approval may be withdrawn at any time prior to final approval.

2. Prior to final approval of this Plan for registration, the Director of Planning and Development Services for the Town of Ajax shall be advised in writing by:
 - The Regional Municipality of Durham, how Conditions 1 to 9 have been satisfied;
 - Town of Ajax, how Condition 10 (inclusive) has been satisfied;
 - Toronto and Region Conservation Authority, how Conditions 11 to 17 (inclusive) have been satisfied;
 - Durham District School Board, how Condition 19 has been satisfied;
 - Canada Post Corporation, how Conditions 20 to 24 (inclusive) have been satisfied; and
 - Communication Service Provider (i.e. Bell Canada Inc., Rogers Cable Communications Inc. etc.), how Conditions 25 to 27 have been satisfied;
 - Enbridge Gas Distribution, how Conditions 28 to 33 have been satisfied;
 - Veridian Connections, how Conditions 34 - 36 has been satisfied;
 - Durham Region Transit, how Condition 37 has been satisfied.
3. All Plans of Subdivision must be registered in the Land Titles System within the Regional Municipality of Durham.
4. This Draft Approval shall lapse six (6) years from the date that Draft Approval has been granted if the above-noted conditions have not been fulfilled, or if it has not been extended by the Town.

CONDITIONS OF DRAFT APPROVAL (C-A-2015-04) BELLETERRE REAL ESTATE PARTNERS LTD.

Conditions of Draft Approval of Plan of Condominium

All of the following conditions of draft approval shall be satisfied prior to the final registration of Plan of Condominium C-A-2015-03 as indicated:

The Regional Municipality of Durham

1. The Owner shall prepare the final plan on the basis of the approved draft plan of condominium, prepared by The Biglieri Group Ltd., identified as Project Number 15343, Drawing Number CDP-1, and dated September 15, 2015 (revised on March 24, 2016), which illustrates 14 Parcels of Tied Land (POTL's) and the common elements of the plan.

Town of Ajax

2. The Owner shall satisfy all requirements, financial and otherwise, to the Town of Ajax. This shall include, among other matters, the execution of a development agreement between the Owner and the Town of Ajax.
3. The Owner shall submit the condominium declaration and by-law to the Town and the Town's Solicitor for approval.
4. The Owner shall include wording in the condominium declaration to the satisfaction of the Town of Ajax, notifying the condominium corporation of stormwater maintenance responsibilities as outlined in the Stormwater Management Design Brief, prepared by Counterpoint Engineering dated September 15, 2015.
5. The Owner shall include wording in the condominium declaration to the satisfaction of the Town of Ajax, notifying the condominium corporation and owners of the requirement of noise attenuation fencing, as outlined in the Environmental Noise Feasibility Study completed by Valcoustics Canada Inc. dated September 16, 2015 (amended December 2, 2015 and January 5, 2016)
6. Prior to final approval, the Owner shall confirm to the Town that all required easements and right-of-ways for utility, drainage, construction or other purposes have been granted to the appropriate authorities.
7. The Owner shall, prior to registration of the draft plan of condominium, pay the Final Approval, Condominium Clearance Fee, as per the Planning Act Fees and Charges By-law, as amended.
8. The Owner shall pay any outstanding taxes and accounts receivable owing to the Town.

Toronto and Region Conservation Authority (TRCA)

9. Prior to the initiation of grading, and prior to the registration of this Draft Plan of Subdivision, the owner shall submit the following to The Toronto and Region Conservation Authority and the Town of Ajax for review and approval:

- a. A detailed Stormwater Management Report to include a detailed design for the storm drainage system for the proposed development including:
 - i. plans illustrating how this drainage system will tie into surrounding drainage systems and stormwater management techniques which may be required to control minor or major flows;
 - ii. appropriate Low Impact Development stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to terrestrial and aquatic habitat;
 - iii. detailed design and maintenance plans for the Low Impact Development stormwater management facilities;
 - iv. an Erosion and Sediment Control Plan, consistent with the Erosion and Sediment Control Guideline for Urban Construction (Greater Golden Horseshoe Area Conservation Authorities, 2007), as amended;
 - b. Overall grading plans for the lands within the Draft Plan of Subdivision.
 - c. Landscaping plans for Block 2.
 - d. Restoration plans for adjacent lands owned by the Town of Ajax as illustrated in the EIS Addendum, prepared by Beacon, dated October 2, 2015.
10. The owner shall obtain all necessary permits required pursuant to Ontario Regulation 166/06, as amended, prior to the initiation of grading.
 11. The owner shall provide a letter of credit to the Town of Ajax for the full cost of the Landscaping and Restoration plans identified in Condition No. 11(c) and (d).
 12. The owner shall install fences along the boundary of Block 1 and Block 2, Block 1 and the existing Town of Ajax lands to the north.
 13. The owner shall gratuitously convey Block 2 to the Town of Ajax concurrent with registration.
 14. A restrictive covenant shall be placed over the rear yards of all Blocks created adjacent to Block 2. The restrictive covenant shall have the effect of prohibiting: 1) the removal of fences along the lot line of all subject development blocks; and 2) the installation of gates or other access through the fences along the lot line of all development blocks.
 15. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports referenced in Condition No. 1;
 - ii. To agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - iii. To design and implement on site erosion and sediment control;

ATT 4 – DRAFT CONDITIONS OF APPROVAL OF CONDOMINIUM

- iv. To maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
- v. To obtain all necessary permits pursuant to Ontario Regulation 166/06, as amended, from the TRCA;
- vi. To erect a permanent fence, to the satisfaction of the Town of Ajax and TRCA, along the boundary of Block 1 and Block 2, Block 1 and the existing Town of Ajax lands to the north.
- vii. To commit to provide appropriate information to all perspective buyers of units adjacent to Block 2 through all agreements for purchase and sale, sales information, and community maps to ensure that the land owners are well informed that private use and/or access to the open space blocks shall not be permitted, and reflect the intent of the following:

“The open space adjacent to the subject property is considered to be part of the publicly owned natural heritage system and will be maintained for environmental protection, and public use purposes. Please note that uses such as private picnics, barbeque or garden areas; and/or the dumping of refuse (e.g. grass/garden clippings, household compostable goods, garbage etc.) are not permitted on these lands. In addition, access to the valley corridor such as private rear yard gates and/or ladders are prohibited.”

Durham Region Transit

- 16. The owner agrees to include wording to the satisfaction of Durham Region Transit, in the purchase and sale agreements, notifying purchasers that there is the potential that transit service be operate along Rossland Road West in the future and that a transit stop may be adjacent to the development sometime in the future.

NOTES TO DRAFT APPROVAL

- 1. As the Owner of the proposed plan of condominium, it is your responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval will be reviewed periodically and may be amended at any time prior to final approval. The *Planning Act, R.S.O. 1990 c. P.13* provides that draft approval may be withdrawn at any time prior to final approval.
- 2. Prior to final approval of this Plan for registration, the Director of Planning and Development Services for the Town of Ajax shall be advised in writing by:
 - The Regional Municipality of Durham, how Condition 1 has been satisfied;
 - Town of Ajax, how Conditions 2 to 8 (inclusive) have been satisfied;
 - Toronto and Region Conservation Authority, how Conditions 9 to 15 (inclusive) have been satisfied;
 - Durham Region Transit, how Condition 16 has been satisfied.

3. All Plans of Condominium must be registered in the Land Titles System within the Regional Municipality of Durham.
4. This Draft Approval shall lapse six (6) years from the date that Draft Approval has been granted if the above-noted conditions have not been fulfilled, or if it has not been extended by the Town.