

Appendix B – Department Agency Comments/Conditions
(Planning Report: GMS-PL-2025-011)

Township Department	Comment/Conditions
Accessibility Committee	<p>On behalf of the AAC, the Clerk’s Division Staff Liaison reviewed the proposed application submitted by Camcos (King) Inc., for development of the subject lands on the east side of Keele Street, north of King Road in the Village of King City.</p> <p>In keeping with current Provincial Legislation, the Ontarians with Disabilities Act, 2001 (ODA), the Accessibility for Ontarians with Disabilities Act, 2005 (A.O.D.A.), and Integrated Accessibility Standards Regulation (I.A.S.R.), O.Reg. 191/11 that requires all of Ontario be accessible to everyone by the end of 2025, Committee did not receive an Accessibility Evaluation Checklist at this time but notes in the Comments Response Matrix, the applicant states the following:</p> <p>The Owner acknowledges and agrees to consider and implement the recommendations made by the King Township Accessibility Advisory Committee wherever possible”.</p> <p>The Owner acknowledges and agrees that 12 visitor parking spaces, including one (1) accessible parking space are to be established on -site in accordance with the plans and maintained in perpetuity”.</p> <p>Additionally, Committee understands the application is for private residential use and not for public use but asks that each unit constructed/designed have accessibility in mind, as the Province has recently indicated that approximately 27% of Ontario’s Page 2 of 2 population are persons with disabilities, which means that potential owners could be seniors or persons who have or may have family members or visitors with a disability. There is also no indication at this time if any interior fixtures will be made accessibility friendly; whether washrooms will be made accessible, if door widths will accommodate EMS stretcher access, or if any such options will be made available to purchasers of the units prior to construction.</p> <p>Committee would like to provide the additional following comments for consideration: Interior hallways into bedrooms are made wide enough to accommodate a wheelchair or EMS stretcher Accessible interior fixtures such as taps, showers Accessible smoke/carbon monoxide alarms are installed in all</p>

	<p>rooms with built in visual/audio units Entrance ways are wide enough to accommodate wheelchairs, walkers, scooters, strollers, etc. Flat walkways and transitional curb cuts/ ramps from driveway into unit Pathways and sidewalks to be constructed of materials suitable for wheelchairs, walkers, strollers, etc. Any proposed pedestrian areas/open spaces include accessible – landscaping, walkways, seating, lighting, signage Any exterior lighting and signage is made accessibility friendly Any outdoor amenity/green space is barrier-free.</p>
<p>Building Division</p>	<p>Below please find the Building Divisions OBC general comments for the proposed development at the above-mentioned property, Be advised, a full Ontario Building Code review is applicable. The following comments are provided for information and assistance only, and do not necessarily comment on all areas of construction.</p> <ul style="list-style-type: none"> • The Ontario Building Code and Act, as amended, shall apply, including all Applicable Law, • Township of King Zoning By-Laws shall apply-including any/all zoning approvals prior to building permit issuance (Planning), • The site grading plan shall meet the requirements of the Public Works Department, • A Municipal Road Damage deposit may be required at time of building permit issuance (Public Works), • The grading plan shall represent that the proposed development will maintain on-lot positive surface drainage and will not adversely affect any neighbouring property. • Building permit applications and associated permit fees required for demolition, new construction of town houses • Demolition permits (for existing structures) if applicable) must be completed prior to the issuance of any other building permits. <p>The Building Division has no objection to the application proceeding, respecting the above mentioned.</p>
<p>By-law Division</p>	<p>We ask that Planning Staff, and any owner/applicant responsible for development in King, kindly take these comments into consideration and further, take steps to avoid and/reasonably mitigate any problems due to by-law violations or nuisances for the community. Further that contact information for responsible parties be identified early, and be maintained current and in a central location to be used, as required.</p> <p>Signs:</p>

	<p>1. Signage is subject to the Sign By-law, as amended, including review, approval and permitting. Identify and provide proposed signage, locations, and any details early in development planning stages.</p> <p>Municipal Number Identification:</p> <p>2. A municipal address number sign (known as a green number sign) must be erected and clearly visible from the highway identifying the property in accordance with municipal records.</p> <p>Noise:</p> <p>3. Construction type noise/sound is subject to the Noise By - law 81-142, as amended.</p> <p>a) No construction (related noise) on Sunday anytime or, Monday-Saturday (9:00 pm and 7:00 am.)</p> <p>b) There is zero tolerance for related complaints.</p> <p>c) Consider your neighbors and try to avoid construction related noise on statutory holidays and avoid the use of generators, if possible.</p> <p>Garbage:</p> <p>4. Ensure adequate garbage/disposal system on the property.</p> <p>5. Garbage on the property during construction, to be maintained including stored properly so as not to create an unsightly appearance and to ensure is not lose and blowing around.</p> <p>Fencing:</p> <p>6. Fencing is subject to the Fence By-law, as amended, including but not limited to: height, location, pool enclosures, etc.</p> <p>7. Privacy Screening/ Noise Attenuation Barriers and exterior yard fencing constructed so as not to be climbable and in accordance with the pool enclosure requirements on both sides.</p> <p>Road:</p> <p>8. Road allowance (including boulevard, grass, highway and sidewalk) to remain free and clear of: debris, mud (e.g. mud tracking) equipment and/or any type of materials.</p> <p>a. Activity within the municipal right of way is prohibited and there will be zero tolerance of any fouling and encumbering of a roadway.</p> <p>9. Half loads or reduced loads may be in place on roads; ensure to abide by load restrictions.</p> <p>10. Ensure entrance rules, (e.g. measurements, locations) are discussed/ reviewed and communicated to the home owner in the early staged (note- conflict in driveway widths private property versus</p>
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	<p>municipal property to be resolved.) The Corporation of the Township of King Parking</p> <p>11. Adequate parking spaces to be allocated on the site for the proposed uses including during the project.</p> <p>12. On-street parking is subject to parking by-law, included but not limited to: loading/unloading, facing the direction of traffic, not exceeding 3 hours, interferes with snow removal, or during winter restrictions.</p> <p>a. All trades/contractors to park on one side of the street subject to parking restrictions.</p> <p>b. Traffic and parking plan to be coordinated to determine requirements for on -street parking during construction and paving later on during the projects, and if parking exemptions will be necessary through by-law (AIMS.)</p> <p>13. In the case of private property and where parking lots are proposed that parking signage be displayed, at all entrances/ exits; giving authority for enforcement for parking offences, as may be required.</p> <p>14. Ensure roads in the vicinity of the project and the property are evaluated for potential or necessary parking restrictions as may be required due to the development. Consider parking restrictions on the same side or in the vicinity of the development and/or implement lay by lane parking.</p> <p>15. Consideration of on-street parking restrictions in the vicinity of development area (e.g. where high traffic visitors.).</p> <p>16. Ensure adequate parking signage is installed prior to occupancy and consider:</p> <p>a. fire routes, accessible parking, no parking in the isle lanes, parking only in designated parking stalls/spaces, parking by permit only and at all entrances a sign that reads: all unauthorized vehicles parked will be tagged and/or towed at owners expense.</p> <p>b. Ensure visitor parking is provided.</p> <p>Agreement:</p> <p>17. Include comments in the agreements that all development must comply with all applicable laws.</p> <p>a. Ensure that any agreements or security deposits obtained/retained by the municipality</p>
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	<p>includes a condition that said security/deposit will not be released unless it is proven that the property and works are in compliance with all applicable law. (For example if pool constructed a fence must be installed in accordance with by-laws.)</p> <p>18. Ensure the property is in compliance with all applicable laws and that as built drawings are provided and in compliance with all submissions and applicable laws.</p> <p>Other:</p> <p>19. No works to commence on the property until all approvals and permits have been obtained and/or clearance has been provided by the Township.</p> <p>20. Site alteration outside the building envelope is not permitted without approval.</p> <p>21. Ensure all submitted drawings are clear, and illustrate where site alteration activities proposed to take place and in such cases a detailed and approved grading plan is to be provided by a qualified person showing pre-existing grade and final grade, confirming drainage is maintained on the subject property and all fill is clean, in the event of reported complaints.</p> <p>22. Easements and encroachments to be reviewed to ensure, not impeded or affected.</p> <p>23. Ensure 'uses' and/or proposed 'uses' of the property and structures are in accordance with the Zoning By-laws, and recorded properly by MPAC.</p> <p>24. Dust measures should be taken into consideration throughout the construction period so as to ensure adjacent properties are not unreasonably affected.</p> <p>25. Ensure existing trees are protected.</p> <p>Snow:</p> <p>26. Consider dedicated snow storage areas away from adjacent properties to avoid flooding or drainage complaints.</p> <p>Adjacent Properties:</p> <p>27. In-fill lots must have additional restrictions in place to avoid and address all nuisances (e.g. road damage deposits.)</p> <p>a. Ensure adjacent properties are not affected due to: construction activities, debris, height, location, setbacks, drainage and/or lighting. The Corporation of the Township of King</p> <p>b. Ensure that the construction site is fenced to avoid problems on adjacent properties and ensure all works is contained on the site.</p>
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	<p>c. Ensure all lights are not directed towards adjacent properties.</p> <p>INTERNAL COMMENTS FOR REVIEW:</p> <p>Key Contact:</p> <p>28. Ensure that key contact information (email, office/cell numbers) of persons responsible for overseeing any works on the property and as well as the property owner, is readily available to the by-law enforcement division through Land Manager and Laser Fiche, etc.</p> <p>Financial:</p> <p>29. Obtain a security deposit and confirm the applicant understands that during development and the duration of the construction they must comply with all municipal by-laws, failing which there will be zero tolerance and any security deposit obtained will be utilized to bring matters into compliance promptly through remediation.</p> <p>30. Ensure to check with all departments for any outstanding violations prior to signing off or returning security/deposit.</p> <p>Workflow:</p> <p>31. Ensure the works undertaken at the property are per the approved plans before releasing any securities. Ensure staff are clear on what is permitted in the event enforcement is required.</p> <p>32. In the event of complaints the planner/property owner will be contacted by Engineering to identify and concern any issues and Planning/Engineering will work with the owner/applicant and will request the assistance of By-law as may be required.</p> <p>33. Consideration of using Land Manager, Laser Fiche and GIS to identify property/ file numbers/key contact information for all responsible parties.</p> <p>Traffic:</p> <p>34. Ensure by-law amendments for applicable road related restrictions (e.g. speed, stopping, and parking) are enacted through by-law amendment and that required signs are installed accordingly and before occupancy.</p>
<p>Development Engineering</p>	<p>There are a number of communal infrastructures, such as LIDs, watermain, meter chamber, streetlights, hydrants, masonry pillar entry feature, etc., that are within the private townhouse units. We suggest a blanket easement for the Condo Corp for the maintenance of these communal infrastructure. Agreements between the potential purchaser</p>

	<p>and the developer should make clear that the communal infrastructure on private lot will be maintained by the Condo Corp.</p> <p>The “Agreement of Purchase and Sales Warning Clauses” file contained a clause suggesting the lot owner to maintain on-site SWM facility. This should be removed. The Condo Corp should maintain all SWM facilities, including those on the private lots.</p> <p>Clause 65 of the agreement requires amending to read “the Vendor will require” that the maintenance of such rain gardens be completed by the Condominium Corporation.</p>
Finance	<p>The above noted property is valued at \$5,705,000 Residential, Current Value Assessment (CVA).</p> <p>The property tax account is in good financial standing.</p>
Agency	Comment/Conditions
Canada Post	<p>Canada Post has reviewed the proposal for the above noted Development Application and has determined that the 48 units will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.</p> <p>In order to provide mail service to this development, Canada Post requests that the owner/ developer comply with the following conditions:</p> <p>The owner/ developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.</p> <p>The Builder/ Owner/ Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.</p> <p>The owner/ developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings.</p> <p>The owner/ developer will agree to prepare and maintain an area of compacted gravel to Canada Post’s specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be</p>

	<p>prepared a minimum of 30 days prior to the date of first occupancy.</p> <p>The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy. First occupancy must be conveyed to Canada Post (Delivery Planning Department) a minimum of 1 year prior to occupancy.</p> <p>The owner/ developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser/ tenants that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners/ tenants of any established easements granted to Canada Post.</p> <p>The owner/ developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.</p> <p>Canada Post further requests the owner/ developer be notified of the following:</p> <ol style="list-style-type: none"> 1 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy. 2 There will be no more than one mail delivery point to each unique address assigned by the Municipality 3 Any existing postal coding may not apply, the owner/ developer should contact Canada Post to verify postal codes for the project.
<p>Region of York</p>	<p>York Region has no objection to draft plan approval of the plan of condominium subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the site plan approval issued for the subject property on July 9, 2024 under Regional File No. SP.20.K.0071, have been satisfied. 2. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued on July 9, 2024 under Regional File No. SP.20.K.0071.

	<p>3. Prior to final approval, the Owner shall confirm that all of the works within the Regional ROW have completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.</p> <p>4. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.</p> <p>5. The Owner shall include in all Agreements of Purchase and Sale and/ or Lease, Condominium Agreement, Condominium Declaration, a clause stating that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building' s occupants.</p>
Enbridge Gas Inc.	<p>The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.</p>