August 29, 2005

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Final Report
Draft Plan of Subdivision Application 05 103147 ESC 41SB
Proponent: Ashcott Mews Development Inc.
Architect: Socia Engineering Limited
Northeast corner of Ashcott Street and Cascaden Street
Ward 41 – Scarborough Rouge River

Purpose

This report reviews and recommends approval of an application for draft plan of subdivision for the development of 14 single detached lots at the north-east corner of Ashcott and Cascaden Street.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

(1) approve the draft plan of subdivision substantially in accordance with the draft plan of subdivision attached as Attachment 1;

(2) authorize the City Solicitor to make such stylistic and technical changes to the draft plan of subdivision as may be required; and

(3) enact the By-law to remove Site Plan Control from the subject lands attached as Attachment 2.
Background:

In July 2003, an application was filed for a rezoning to permit 22 residential dwellings. Specifically, 10 dwellings would be single detached and 12 dwellings would be semi-detached on a private dead-end road.

On February 8, 2005, Community Council approved a rezoning application to permit 14 single detached residential dwellings on a public road. The By-law was enacted by City Council on February 16, 2005. The applicant has now submitted a draft plan of subdivision application to implement this approval.

Proposal

On January 19, 2005, Bousefields Inc. filed a draft plan of subdivision application to allow the development of a residential infill subdivision (Attachment 1) with 14 single detached residential lots. A total of seven lots will front onto Cascaden Street which will continue the street presence of houses facing Cascaen Street.

These proposed lots will have lot depths ranging from 27 metres to 32 metres and lot frontages between 11 metres and 12 metres, which is consistent with the surrounding lot pattern. The rear lots of these dwellings will face onto the new street. Vehicular access to Lots 8 through 14 is proposed from this new street which extends east from Ashcott Street, while vehicular access to Lots 1 through 7 is proposed from Cascaden Street.

The remaining 7 lots will have frontages on the proposed new street ranging from 9 metres to 12 metres and lot depths between 17 metres and 30 metres.

Site and Surrounding Area

The 0.6 hectare (1.5 acre) site is located at the north-east corner of Cascaden Street and Ashcott Street. The site is vacant, grassed and relatively flat. North of the site is a commercial retail plaza. There are other single-detached dwellings to the south, west and east.

Scarborough Official Plan (Attachment 4)

The site is designated Low Density Residential in the Milliken Community Secondary Plan. This designation permits only single detached dwellings, semi-detached dwellings and street townhouses.

New Toronto Official Plan

At its meeting of November 26, 27 and 28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety.
The Plan is now before the Ontario Municipal Board and pre-hearing conferences are taking place. The hearing commenced on June 13, 2005 and will continue in the fall.

Once the Plan comes into full force and effect it will designate this site as Neighbourhood. A key objective of this Plan is that new development in established neighbourhoods respect and reinforce the general physical character in a Neighbourhood. Some of the criteria to evaluate this objective include pattern of streets; size and configuration of lots; height, massing, scale and type of dwellings.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached and semi-detached houses, duplexes, triplexes, townhouses and interspersed walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for.

Development will respect and reinforce the physical patterns and character of established Neighbourhoods, with particular regard to patterns of streets; size and configuration of lots; heights, massing, scale and type of dwelling unit compatible with that permitted by the zoning by-law for nearby residential properties; prevailing building types; and prevailing patterns of rear and side yard setbacks and landscaped open space.

Zoning by-laws will contain numerical site standards for matters such as building height, lot depths and frontages, building setbacks from lot lines and any other performance standards to ensure that new development will be compatible with the physical character of established residential neighbourhoods.

Zoning By-law 176-2005

On February 16, 2005, City Council passed By-law 176-2005. 8, 2005, that includes the following Performance Standards:

Density: One dwelling unit shall be permitted per lot on the Registered Plan, having a minimum lot frontage of 10.25 metres and a minimum lot area of 270 square metres.

Coverage: Ground floor area of all buildings shall not exceed 50 percent of the lot area.

Main Wall Building Setback from Streets: Minimum 3 metres except that the main wall containing the vehicular access shall be setback a minimum of 6 metres from the street line.

Main Wall Building Setback from Lot Lines other than Street Lot lines: Minimum 0.9 metres side yard setback on each side except on corner lots. Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies shall not project into the required side yard.

Minimum rear yard setback 6.0 metres to 7.5 metres

Height: Maximum height 10.0 metres. The development is to be restricted to 2 storeys.
Site Plan Control

The subject lands are subject to Site Plan Control. However, as these lands have been rezoned for low density residential use, a Draft By-law (Attachment 2) proposes to remove the requirement for Site Plan Control of these lands.

Reasons for the Application

This is a residential infill draft plan of subdivision application that will create 14 lots, a new public road and implement the site specific performance standards with regards to Zoning By-law 176-2005, as adopted by City of Toronto Council on February 16, 2005 and enacted February 24, 2005.

The draft plan of subdivision is necessary to create the 14 proposed new lots in addition to the public road.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to establish conditions of draft approval.

Development Charges

It is estimated that the Development Charges for this project will be $127,050.00. This is an estimate and the actual charge is assessed and collected upon issuance of the Building Permit

Comments:

The current draft plan of subdivision for 14 single-detached lots on a public road fits very well within the context of the existing neighbourhood. The Zoning By-law ensures that the privacy of the houses immediately to the east will be maintained through appropriate setbacks and height limits on the new dwellings.

The proposed public street will be extending east from Ashcott Street and will not be connecting to any other street in the subdivision. The lot configurations, lot frontages and heights of dwellings are compatible and consistent with the surrounding dwellings.

The proposed lots that will front onto Cascaden Street will have their front doors on Cascaden Street in order to maintain a uniform and consistent street scape.

The proposed lots that will front Cascaden Street (Lots 3 to 7) will all have double frontage. In order to eliminate double frontage, as well as the potential of vehicular access from Street ‘A’, staff are recommending a 0.3 metre (1 foot) reserve for these lots along Street ‘A’. Further, a 1.2 metre high decorative steel fence, to be constructed at the builders expense,
will be required along the rear lot lines of Lots 3 to 7 in order to present an open and interesting street scape along Street ‘A’.

Conclusions:

It is recommended that Community Council approve the draft plan of subdivision to allow the creation of 14 new residential lots and a public street subject to the attached Conditions of Draft Plan Approval (Attachment 5).

Contact:

Renrick Ashby, Senior Planner  
Ph: (416) 396-7022  
Fax: (416) 396-4265  
Email:rashby2@toronto.ca

Allen Appleby, Director,  
Community Planning, Scarborough District

List of Attachments:

Attachment 1: Draft Plan of Subdivision  
Attachment 2: Draft By-law  
Attachment 3: Application Data Sheet  
Attachment 4: Official Plan  
Attachment 5: Conditions of Draft Plan of Subdivision Approval
Attachment 1: Draft Plan of Subdivision

Draft Plan of Subdivision
Applicant's Submitted Drawing

North-East Corner of Ashcott Street and Cascade Street

File #: 05 103147 SB
Attachment No. 2 Draft Site Plan Control By-law

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2005
Enacted by Council: ~, 2005

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2005

To remove a Site Plan Control Area within the Milliken Community
With respect to the lands municipally known as,

2 Ashcott Street

WHEREAS authority is given to Council by Section 41 of the Planning Act, R.S.O.
1990, c.P. 13, as amended, to designate the whole or any part of the area covered by an
Official Plan as a Site Plan Control Area; and

WHEREAS Council of the City of Toronto deems it expedient to remove the lands set
out in Schedule “1” from sit plan control;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 21319 is amended by deleting therefrom the lands shown outlined by a heavy black line on
Schedule “1” attached.

ENACTED AND PASSED this ~ day of ~, A.D. 2005.

DAVID R. MILLER,               ULLI S. WATKISS,
Mayor                        City Clerk

(Corporate Seal)
**Attachment 3: Application Data Sheet**

**Application Type**: SubDivision Approval  
**Application Number**: 05 103147 ESC 41 SB  
**Application Date**: January 19, 2005

**Municipal Address**: 2 ASHCOTT ST, Toronto ON  
**Location Description**: ASHCOTT ST & CASCADEN ST **GRID E4101  
**Project Description**: NEW SUBDIVISION 14 SINGLE FAMILY DWELLINGS WITH 2 CAR GARAGES

**Applicant**: ABDUR-RAZZAK LADHA  
**Agent**: ASHCOTT MEADOWS INC ABDUR-RAZZAK LADHA  
**Architect**: **Owner**:

**PLANNING CONTROLS**

**Official Plan Designation**: Low Density Residential  
**Site Specific Provision**:  
**Zoning**: PW-Place of Worship  
**Historical Status**:  
**Height Limit (m)**: 9  
**Site Plan Control Area**: Y

**PROJECT INFORMATION**

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<th>Site Area (sq. m)</th>
<th>5939.73</th>
<th>Height:</th>
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<td>Metres:</td>
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<td>Depth (m)</td>
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<td>34.87</td>
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**Lot Coverage Ratio (%):** 34.87  
**Floor Space Index:** 0.71

**DWELLING UNITS**

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<th>Rooms:</th>
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<td>Total Units:</td>
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</tbody>
</table>

**CONTACT: PLANNER NAME**: Renrick Ashby, Senior Planner  
**TELEPHONE**: (416) 396-7022
Subdivision Agreement

1.  The Owner shall enter into a standard residential Subdivision Agreement with the City of Toronto. The executed Subdivision Agreement shall be forwarded to the following agencies for reference and information:

   (a)   Toronto Transit Commission  
   (b)   Toronto District School Board  
   (c)   Toronto Catholic District School Board  
   (d)   Bell Canada  
   (e)   Telecommunication Provider  
   (f)   Ministry of Environment  
   (g)   Hydroelectric Provider  
   (h)   Natural Gas Provider

Zoning

2.  Prior to the registration of the plan of subdivision, the subject land is to be zoned in accordance with the uses proposed on the draft plan.

Easements

3.  The Owner shall agree to provide such easements as deemed necessary by the Commissioner of Work’s & Emergency Services for utilities, drainage and serving purposes to the appropriate authorities in order to service this plan of subdivision.

Services

4.  The Owner shall extend the existing water main and storm sewer on Ashcott Street to the satisfaction of the Commissioner of Work’s & Emergency Services. The Owner shall agree that such services shall be completed and operational prior to the release of building permits.

Costs Incurred

5.  The Owner shall agree to pay the cost of all geodetic surveys, aerial mapping, conveyance of road widenings, street tree planting, boulevard plantings, street lighting and fire hydrant maintenance within the plan of subdivision to the satisfaction of the Commissioner of Work’s & Emergency Services.

Intersection/Road Improvements

6.  The Owner shall make satisfactory arrangements with the City of Toronto regarding intersection and or road improvements as deemed necessary and as shown on approved plans to service the plan of subdivision to the satisfaction of the Commissioner of Work’s & Emergency Services.
Transportation

7. (a) The Owner shall make any necessary red-line changes to the plan of subdivision regarding rights-of-way, 0.3 metre (1 foot) reserves, corner roundings, sight lines and these shall be provided to the satisfaction of the Commissioner of Work’s & Emergency Services.

(b) The Owner shall agree to revise the plan of subdivision to include a 0.3 metre (1 foot) reserve along Street A for Lots 3, 4, 5, 6 and 7 to the satisfaction of the Commissioner of Work’s & Emergency Services.

Storm Water Management

8. Prior to the registration of the plan of subdivision, the Owner agrees to submit a Stage 2 Storm Water Management Report, to the satisfaction of the Commissioner of Work & Emergency Services.

Municipal Sidewalks

9. The Owner shall provide 2 metre (6.56 feet) wide concrete municipal sidewalks along the proposed municipal street, including along the portion of Cascaden Street and Ashcott Street.

Residential Land Use Standards

10. Prior to the execution of the plan of subdivision, the Owner shall agree that prior to the construction of municipal services and/or the City granting its concurrence to engineering designs for the execution of and or alterations to municipal services, the Owner shall agree to ensure that the site meets the Ministry of Environment’s residential land use standards and a complete peer review process to the satisfaction of the Commissioner of Work’s & Emergency Services.

Driveways

11. The Owner shall agree that all lot layouts shall create street frontages such that no driveway entrance shall overlap with the adjacent driveway approach within the boulevard. Driveway entrances shall be constructed to the satisfaction of the Commissioner of Work’s & Emergency Services.

Conveyances of Land

12. The Owner shall agree that all lands to be deeded to the City such as road allowances, 0.3 metre (1 foot) reserves, etc., shall meet the Ministry of Environment’s residential land use standards and complete a peer review process to the satisfaction of the Commissioner of Work’s & Emergency Services.

Costs Associated with Conveyance of Lands

13. The Owner shall pay for the costs of dedication for lands to be conveyed to the City, including any Land Transfer Tax and the preparation and registration of all relevant documents to the satisfaction of the City Solicitor.

Metric Units to be Used

14. The Owner shall prepare the final plan of subdivision in metric units related to the Ontario Coordinate System and shall submit a digital copy of the plan to the satisfaction of the Commissioner of Work’s & Emergency Services.
Hydro Electric Providers

15. The Owner shall make satisfactory arrangements, financial and otherwise (including providing easements) with a hydroelectric provider such as Toronto Hydro regarding the installation of an underground hydro and street lighting system. The Owner shall be required to provide confirmation that such arrangements have been made to the Chief Planner.

Telecommunications Providers

16. The Owner shall agree to make satisfactory arrangements, financial and otherwise (including providing easements), with a telecommunications provider satisfactory for the delivery of telecommunication services to the plan of subdivision. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

Natural Gas Providers

17. (a) The Owner shall make satisfactory arrangements, financial and otherwise (including providing easements), with a natural gas provider for the delivery of gas services to the plan of subdivision. The Owner is also to co-ordinate the preparation of an overall utility distribution plan.

(b) The Owner shall agree that all of the natural gas distribution systems will be installed within the proposed road allowance to the satisfaction of a natural gas provider.

(c) The Owner shall agree to grade all streets to final elevation approved by the City prior to the installation of the gas lines and to provide the necessary field information required for the installation of the gas lines, all to the satisfaction of a natural gas provider.

Utility Distribution Plan

18. Prior to registration of the Draft Plan of Subdivision, the Owner shall prepare a composite utility plan, prepared by a licensed municipal servicing engineer, who shall co-ordinate, on behalf of the City and to City standards, all utility company installation proposals within the public right-of-ways. This same consulting engineer shall provide a composite utility plan, indicating the utility company’s installations of services within the municipal road allowances created and/or extended to services this development. Such plan shall be prepared to the satisfaction of the Works & Emergency Services.

Letters of Credit to be in Current Dollars

19. All Letters of Credit that are to be provided by the Owner, unless determined otherwise by the General Manager, Forestry & Recreation, are intended to be in current dollars and, accordingly, shall be adjusted, either upwards or downwards, annually on the anniversary of the date of execution of the associated subdivision agreement, in accordance with the change in the Construction Price Index during such one year period. Provided, however, that in no case shall the amount actually payable by the Owner at any time be less than the minimal amount set out in that agreement.

Tree Planting Plan

20. Prior to registration of the draft plan of subdivision, and in conjunction with a composite utility plan, the Owner shall provide a boulevard or street tree planting plan that indicates the species, size and location of all proposed boulevard or street trees, as these relate to the location of any roads, sidewalks, driveways, street lines and utilities. The boulevard or street tree planting plan shall be satisfactory to the General Manager, Parks, Forestry & Recreation and the Commissioner of Work’s & Emergency Services.
Letter of Credit – Trees

21. Prior to the registration of the Plan of Subdivision, the Owner shall agree to provide the City with a Letter of Credit equivalent to 120% of the value of the boulevard trees and plantings ($400.00 @ 120% = $480.00).

Two Year Maintenance Period

22. The Owner shall plant the boulevard tree plantings are per the approved planting plan to the satisfaction of the General Manager, Parks, Forestry & Recreation. There shall be a two-year maintenance period, with an annual inspection involving Urban Forestry and the Owner (and their agents). At the end of that period, upon acceptance, the City shall accept maintenance responsibilities, and return the Letter of Credit.

Wording in Agreements of Purchase and Sale regarding Trees

23. The Owner shall ensure that there shall be no wording in any agreement of Purchase and Sale that states that there will be one street tree per lot, or words that are likely to create the expectation that a purchaser will receive a tree in front of their property. The Owner shall provide confirmation to the General Manager, Parks, Forestry & Recreation that any such wording has not been included in the agreements of Purchase and Sale.

Arborist Report Required

24. Prior to any work that may impact existing trees, the Owner agrees to submit a detailed Arborist Report, prepared to the satisfaction of the General Manager, Parks, Forestry & Recreation.

Tree Removal Permits Required

25. Prior to removal of any trees that are subject to the City’s Tree Protection By-law, the Owner agrees to apply for and receive tree removal permits to the satisfaction of the General Manager, Parks, Forestry & Recreation.

Replacement Trees

26. Prior to the release of tree removal permits, the Owner agrees to pay the required permit fees, and to provide the minimum requirements of 1 replacement tree, 70 mm diameter caliper, for every healthy tree subject to regulation under the Private Tree By-law to be removed. Replacement trees will be planted on site in accordance with Urban Forestry Services requirements, or may be planted off-site if it is determined that a suitable location on site cannot be provided. The Owner agrees that at the discretion of the General Manager, Parks, Forestry & Recreation, off-site planting may be done by the City, funded by the Owner.

Protection of Existing Tree Associated with Development

27. The Owner agrees to protect all existing trees associated with the development for which approval to remove or injure has not been granted in accordance with the approved Arborist Report and Tree Preservation Plan to the satisfaction of the general manager, Parks, Forestry & Recreation.
Installation of Fence

28. (a) The Owner shall agree to install a 1.8 metre (6 feet) high wooden privacy fence to separate the existing commercial plaza from the proposed residential development (along the rear lines of Lots 8 to 12, all inclusive), to the satisfaction of the Commissioner of Work’s & Emergency Services.

(b) The Owner shall agree to install a 1.2 metre (4 feet) high decorative steel fence along the Rear Lot Lines of Lots 3 to 7.

Costs of Boulevard Landscaping

29 The Owner shall agree to pay the cost of base grading and sodding the boulevard, tree planting and sidewalks for the proposed new street to the satisfaction of the Commissioner of Work’s & Emergency Services in consultation with the general manager, Parks, Forestry & Recreation.

Street Lighting

30. Prior to the registration of the subdivision agreement, the Owner shall agree to provide street lights and appurtenances in accordance with the approved street lighting plan to the satisfaction of, the Commissioner of Work’s & Emergency Services in consultation with the Chief Planner.

Notification

31. The Owner shall agree in the Subdivision Agreement to notify the appropriate government authorities immediately when hazardous wastes are encountered during the development of the subdivision. The Owner shall further agree to dispose of said matter in accordance with the Ministry of Environment guidelines. The Owner shall agree that such any contingency plan, approved by the City for this development, shall be implemented under the direction and supervision of a qualified licensed Professional Engineer (P.Eng.). The Owner shall further agree in the Subdivision Agreement that such Contingency Plan shall be amended to include the following clause:

“Any soil or groundwater that is found not to comply with the Ministry of Environment residential criteria set out in the June 1996 Guideline for Use at Contaminated Sites in Ontario, revised February 1997 otherwise amended by the MOE, will be removed from the site and disposed of in a manner that complies with all the pertinent MOE and MOL regulations and guidelines.”

Grading and Drainage Plan

32. The Owner shall provide to the satisfaction of the Commissioner of Works & Emergency Services, a grading plan and drainage plan.

Road Construction

33. The Owner shall agree to construct, at no cost to the City, Street A and that this street be fully serviced to the satisfaction of the Commissioner of Works & Emergency Services.

Parkland Contribution

34. Prior to the issuance of any building permits, the Owner agrees and acknowledges paying a five (5%) cash-in-lieu of parkland dedication payment to be paid in fulfillment of the statutory parkland dedication requirement. The use of such funds is to be at the discretion of the Commissioner of Economic, Development, Culture and Tourism in consultation with the local ward Councillor.
Construction Phasing Plan

35. Prior to the commencement of any construction activities, the Owner shall submit for review and acceptance, a Construction Phasing Plan. The plan will illustrate how the site is to be accessed during various stages of development to the satisfaction of the Commissioner of Work’s & Emergency Services.

Environmental Assessment

36. Prior to the registration of the plan of subdivision and prior to the release of building permits, the Owner agrees to submit for review and acceptance a Phase 1 Environmental Site Assessment, a Phase 2 Assessment if required and finally, a Record of Site Condition filed with the MOE for the right-of-way.

Purchase and Sale Agreement

37. The Owner agrees to provide a warning clause in the Purchase and Sale Agreement to be registered on Title advising the homeowners of lots where rear yard catch basins are located that they are responsible for the maintenance and drainage.

Fire Hydrants

38. The Owner agrees to pay; $300.00 per hydrant for fire hydrant maintenance, $40.00 per lot for geodetic surveys and aerial mapping, and $10.00 per lot for traffic signs.

Other Requirements

39. The Owner shall acknowledge and agree to complete or comply with any other requirements by the City acting reasonably that result from the City’s examination and review of all requisite plans, drawings, reports and submissions required by the City to facilitate this development.

NOTES:

1. Where any provision of these draft plan of subdivision conditions of approval makes reference to a particular City Official, and that City Official is unable or is unavailable for whatever reason to exercise the function or functions under these conditions, Council for the City may exercise the function or functions directly or may by resolution or by-law delegate the function or functions to another City Official.

2. Draft approval of this subdivision is in effect for a period of 5 years from the date draft approval was issued. At its discretion, the City, may after the 5 years have lapsed, elect to modify some or all of the conditions of draft approval or revoke the draft approval.

3. Where any provision of this draft plan of subdivision conditions of approval makes reference to the Owner, it is understood that any rights and/or obligations accruing to the Owner are attributable to its successors and assigns.

4. Where any provision of this draft plan of subdivision conditions of approval makes reference to the draft plan, it is understood that such reference is made to the draft plan prepared by Bousfields Inc., dated May 25, 2005 being Drawing No. 0527-8dp.

5. Where any provision of these draft plan of subdivision conditions of approval makes reference to a condition to be satisfied or work undertaken by the parties to this agreement, those parties agree to pursue the resolution of such condition or work in a timely, reasonable and cooperative manner.