

Attachment 1 – Conditions of Site Plan Approval

Site Development File DA.19.079 (Woodbridge Transmission Limited Hwy 27 Auto Collision Ltd.)

Conditions of Approval:

1. THAT prior to the execution of the Letter of Undertaking:
 - a. The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided;
 - b. The Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, and building elevations;
 - c. The Owner shall obtain approval of a Consent Application from the Committee of Adjustment to facilitate the conveyance of servicing and maintenance easements within 8336 Highway 27 in favour of the City, to support the watermain and sanitary service connections required to service the Subject Lands, and the decision from the Committee of Adjustment shall be final and binding;
 - d. The Owner shall arrange to prepare and register a reference plan at their expense on the adjacent lands to the north (8336 Regional Road 27) showing the proposed easements in favour of the City, over the identified sanitary, storm and water connections for the purposes of access, construction, operations, and maintenance related to the servicing of the Subject Lands to the satisfaction of the Development Engineering Department. The Owner shall submit a draft of the reference plan to the Development Engineering Department for review prior to depositing;
 - e. The Owner shall satisfy all comments within the Development Engineering Department comment memo dated January 7, 2022 and associated redline drawings, and the final site servicing, grading, erosion and sediment control drawings shall be approved to the satisfaction of the Development Engineering Department;
 - f. The Owner shall satisfy all requirements of Canada Post; and

- iii. The Owner shall 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;
- iv. The Owner shall 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 prepared a minimum of 30 days prior to the date of first occupancy; and
- v. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy."