

Attachment 1 – Conditions of Approval
Site Development File DA.18.076 – Woodbridge Cold Storage Ltd.

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Owner shall pay \$127,209.00 in compensation to the Natural Heritage Compensation Reserve of the City of Vaughan for the unauthorized removal of Woodland trees from the Subject Lands to the satisfaction of the Policy Planning and Special Programs Department
 - b) The final arborist report, site plan, landscape plan, landscape details, landscape cost estimate, building elevations, architectural materials, lighting plan, and sustainability metrics shall be approved to the satisfaction of the Development Planning Department. All final drawings shall be stamped by a registered architect
 - c) The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department
 - d) The final site servicing and grading plan, erosion and sediment control plan shall be approved to the satisfaction of the Development Engineering Department, and
 - e) The Owner shall obtain a land use permit to the satisfaction of the Ministry of Transportation for the Development.

- 2) THAT the following conditions be included in the Site Plan Agreement:
 - a) The Owner shall grant Bell Canada any easements that may be required which may include a blanket easement, for communication or telecommunication infrastructure. 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
 - b) The Owner shall coordinate with and grant the utility providers including Rogers Communication Inc., Enbridge Gas Distribution and Alectra Utilities Corporation, easements for services to the Development, prior to any site works, at no cost to the utility provider, should they be required
 - c) Prior to Hydro One Networks Inc. (HONI) providing its final approval, the Owner must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grade, must be submitted to HONI for review and approval. The drawings must identify the

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- transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor.
- d) Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor
 - e) The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the Owner. The Owner will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the site plan
 - f) HONI's easement rights must be protected and maintained
 - g) Should archaeological resources be found on the property during Construction activities, all work must cease and both the Ontario Ministry of Heritage Sport, Tourism and Cultural Industries, as well as the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately
 - h) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario
 - i) The Owner agrees in the Site Plan Agreement to obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06) as may be amended, to the satisfaction of TRCA
 - j) The Owner shall construct works associated with the proposed multi-use trail including black vinyl chain-link fencing, asphalt paving, P-gates, trail signposts and signs, and paint for pavement markings, sod, etc., in accordance with the approved Landscape Plans and Details
 - k) The Owner shall prepare at it's own expense, an R-plan to convey the multi-use trail into the ownership of the City of Vaughan, free of all charges and encumbrances, to the satisfaction of the Parks Infrastructure Planning and Development Department. The City of Vaughan will take a letter of credit to this effect to ensure that the trail works are completed to the satisfaction of the Parks Infrastructure Planning and Development Department. The Letter of Credit will be released to the Owner once the

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trail works and landscape inspections for the Subject Lands has been completed to the satisfaction of the Development Planning Department, and

- l) That the following warning clauses be included in the property and tenancy agreements and offers of purchase and sale for the Subject Lands:
- i. Purchasers and/or tenants are advised that any encroachments and/or dumping from the Subject Lands to the pathway, are prohibited
 - ii. Purchasers and/or tenants are advised that the Subject Lands abut a stormwater management pond or open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities