

Attachment 1

Conditions:

Development Engineering

Prior to Draft Plan Approval, Servicing Agreement or subsequent Development Application Approval, whichever comes first, the following Conditions apply:

1. The Consultant shall provide an interim sanitary servicing decommissioning plan and financial commitments shall be secured for the costs associated with decommissioning the interim wastewater servicing infrastructure. The interim servicing plan shall be in effect until roughly 2030 when York Region's West Vaughan Trunk Sanitary Trunk Sewer has been constructed and an outlet is available for Block 60 East to connect to. The Owner shall agree to connect to York Region's West Vaughan Sanitary Trunk Sewer at its earliest opportunity following the commissioning of the regional trunk sewer, to the satisfaction of the City.
2. The Consultant shall provide additional detail regarding the implementation of the ultimate servicing strategy for the total benefitting area including a cost estimate for wastewater infrastructure required to implement the ultimate wastewater servicing plan to connect to York Region's West Vaughan Sanitary Trunk Sewer, per the conclusions and recommendations of the on-going Integrated Urban Water Master Plan Class EA Study, to the satisfaction of the City. The Owner shall agree to provide the necessary financial contribution or Letter of Credit for the works required to implement the ultimate wastewater plan per the Integrated Urban Water Master Plan Class EA Study, to the satisfaction of the City.
3. Site servicing (water, wastewater & stormwater) for the Block 60 East service area shall conform to the City's ongoing IUW-MP Class EA Study. Financial commitments for water, wastewater and stormwater servicing will be secured at the development application approval stage for costs associated with implementing the recommendations of the ongoing Integrated Urban Water Master Plan Class EA Study, if appropriate, to the satisfaction of the City.
4. An updated and final MESP shall be submitted and approved, to the satisfaction of the City.

Transportation Engineering

1. As part of the servicing agreement drawings or prior to that, engineering drawings are required to the satisfaction of the Development Engineering Department demonstrating the construction details of the active transportation

connection between Street A and Rutherford Road. The design is to be coordinated with the design works for the Rutherford Road improvements and CP rail grade separation. The design and construction of this active transportation connection will be the responsibility of the owners and shall be considered among the municipal services required for the Block.

York Region - Transportation Planning

1. The planned GO Rail Station at Major Mackenzie Drive in Block 60E shall be protected as outlined in the 2010 Bolton Commuter Rail Service Feasibility Study.