

Attachment 10 – Conditions of Block Plan Approval (BL.41.2020)

1. Prior to final Block Plan approval, the following conditions must be addressed by the Block 41 Landowner Group to the satisfaction of the appropriate City department or external agency:
 - a. The Owner(s) shall submit a revised Master Environmental Servicing Plan (MESP) addressing all applicable comments to the satisfaction of the City and York Region;
 - b. The Owner(s) shall submit the Municipal Class Environmental Assessment (“MCEA”) and accompanying Environmental Site Report in support of the collector road network within the Block, to the satisfaction of the City. These shall be reviewed by the City and all comments shall be addressed prior to obtaining approval from the Ministry of Environment, Conservation and Parks (“MECP”), all to the satisfaction of the City;
 - c. The Owner(s) shall address York Region’s outstanding comments to the satisfaction of York Region.
 - d. The Owner(s) shall submit a Community Energy Plan prepared by a qualified energy consultant. The report will be peer reviewed by a consultant chosen by the City, and approved to the satisfaction of the City;
 - e. The Owner(s) shall submit updated photographic documentation of Cultural Heritage Landscapes (“CHLs”) 4 and 8 as identified on Schedule D – Cultural Heritage Landscapes of the Block 41 Secondary Plan to the satisfaction of the City.
 - f. The Owner(s) shall provide justification for the proposed trails that do not match Schedules E and F of the Block 41 Secondary Plan and/or provide a revised Trails Master Plan to the satisfaction of the City.
2. Prior to final Block Plan approval for the lands municipally known as 11260 Weston Road, Vaughan, ON L3L 0C2, if the City and TransCanada PipeLines Limited (TCPL) have not entered into an agreement that provides TCPL with sufficient assurances that TCPL can obtain access and closures of roads parallel to TCPL’s easements for access to TCPL’s pipelines for operations and maintenance activities, then the developer must revise the lot fabric for the subject lands to meet the minimum setbacks identified in the Minutes of Settlement of OPA 50, and the Block Plan will be required to be amended to

reflect the changes on these lands to the satisfaction of the City, in consultation with TCPL.

3. Prior to draft approval by Council of the first Draft Plan of Subdivision within the Block, the Owner(s) shall satisfy the following:
 - a. The Owner(s) shall submit a Master Landscape Plan to the satisfaction of the City;
 - b. The Owner(s) shall enter into a Master Parkland Agreement to the satisfaction of the City;
 - c. The Owner(s) shall provide additional information and/or an updated Parkland Dedication Summary Table to the satisfaction of the City, to ensure an appropriate amount of parkland is dedicated to the City.
 - d. The Owner(s) shall submit Architectural Urban Design Guidelines for the Block Plan to the satisfaction of the City;
 - e. In the event that the TRCA and/or the City requires amendments to the facility fit plans, the Owner(s) shall submit updated facility fit plans to the satisfaction of the TRCA and/or the City;
 - f. The Owner(s) shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended water distribution system servicing infrastructure improvements identified in the City's Integrated Urban Water Master Plan Class Environmental Assessment, at the development application approval stage, to the satisfaction of the City;
 - g. The Owner shall enter into an agreement with the City to front-end finance and construct the required interim wastewater servicing works, per the approved ISS Study (October 2021), to the satisfaction of the City. The Owner, at its own expense, shall agree to decommission interim wastewater servicing works, as appropriate, to the satisfaction of the City;
 - h. The Owner(s) shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's Integrated Urban Water Master Plan Class Environmental Assessment, at the development

application approval stage, to the satisfaction of the City. It is anticipated an area-specific development charge by-law will be passed for the ultimate wastewater benefitting area;

- i. An updated and final MESP shall be submitted and approved, to the satisfaction of the City;
- j. The Owner(s) shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with upgrading the Pine Valley North Sewage Pumping Station, as required, to accommodate the ultimate service area for the western portion of Block 41, at the development application approval stage, to the satisfaction of the City.