Attachment 9
Conditions of Approval
Wedgewood Columbus Limited (the "Owner")
Official Plan Amendment File OP.19.015 and Zoning By-law Amendment File
Z.19.039 (the "Applications")

Should the OLT approve the Applications, either in whole or in part, that the OLT withhold its final Decision and Order until the following conditions have been fulfilled to the satisfaction of the City:

a. the implementing Official Plan Amendment is prepared to the satisfaction of the City;

b. the implementing Zoning By-law Amendment is prepared to the satisfaction of the City and shall include the Holding Symbol "(H)" which shall not be removed from the subject lands, or any portion thereof, until the following conditions are addressed to the satisfaction of the City:

   i.   the Owner has contributed its share of the cost of infrastructure works and/or undertaken the necessary improvement works and entered into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements for the ultimate build-out of the Weston Road and Highway 7 Secondary Plan Area based on the conclusions and recommendations of the Integrated Urban Water Master Plan Environmental Assessment and latest Functional Servicing Strategy Report, as required to the satisfaction of the City.

   ii. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Protocol assigning capacity to the Subject Lands;

   iii. appropriate Stormwater management improvements are secured to the City's satisfaction.

   iv. the Owner has entered into an agreement with the Landowners Group (LOG) or benefiting (participating) landowners within Weston and Hwy 7 Secondary Plan Area to the satisfaction of the City. The said agreement shall be regarding but not limited to all cost sharing for the required municipal services within the Weston and Hwy 7 Secondary Plan Area and shall also include a provision for additional developers to participate therein when they wish to develop their lands.

   v.   the Owner has obtained a clearance letter from the Trustee for the Weston and Hwy 7 Secondary Plan Area, confirming that the Owner is a member in good standing and has fulfilled the cost obligations of the Weston and Hwy 7 Secondary Plan Area.

vi.   the Owner has provided the required technical studies to support the infrastructure improvements if the proposed population exceeds the population described in the City of Vaughan Integrated Urban Water Plan, Weston and Hwy 7 Functional Servicing Strategy Report.

vii.   the Owner shall pay $8,000.00 deposit for professional fees and City administration costs (in accordance with the City's Fees and Charges By-law) to complete a third-party peer review of the provided Noise and Vibration Impact Study (NVIS). If, following the City's peer review, it is determined that a Class 4 Area acoustical designation is required for the Subject Lands, the Owner shall pay the surcharge fee in accordance with the City's Fees and Charges By-Law to amend the City's Noise By-Law to recognize the Class 4 Area designation for the Subject Lands. Should the massing and built form of the proposed development be materially revised during the planning process, the Owner shall provide a revised NVIS that reflects the most up-to-date design being considered for the peer review process.

viii.   a resolution is passed by Vaughan Council classifying the site as a Class 4 area;

ix.   the Owner provide a Land Use Compatibility (Air Quality) report for the Subject Lands. Subject to the findings of this report, a Detailed Air Quality Impact Assessment may be required;

x.   the Owner provide a Letter of Reliance in accordance with the City's reliance letter template, listing all Environmental Site Assessment reports prepared for the Subject Lands;

xi.   the Owner shall successfully obtain and satisfy all requirements with the related Site Development Approval DA.24.017

xii.   the Owner shall satisfy all the requirements of York Region;