

Attachment 8
Conditions of Approval
3300 Rutherford Developments Inc. (the ‘Owner’)
Official Plan Amendment File OP.23.001 and Zoning By-law Amendment File
Z.23.002 (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:

1. The proposed Privately-Owned and Publicly Accessible Spaces (‘POPS’) not be credited towards satisfying the parkland dedication requirements for the Development;
2. The implementing Official Plan Amendment is prepared to the satisfaction of the of the City.
3. 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:
 - a. For Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject Lands.
 - b. The Owner shall submit an updated reliance letter in accordance with the City’s reliance letter template, which includes a complete Certificate of Insurance (‘COI’), for their Environmental Site Assessment (‘ESA’) reports, to the satisfaction of Development Engineering.
 - c. The Owner shall submit a revised Functional Servicing and Stormwater Management Report (‘FS&SWMR’) which addresses all outstanding comments and includes the following information to the satisfaction of the Development Engineering Department:
 - i) Short-term construction and long-term dewatering information and recommendations provided in the Hydrogeological Investigation prepared by Toronto Inspection Ltd. dated February 26, 2024 (including any subsequent amendments and/or revisions);
 - ii) Updated downstream sanitary capacity analysis complete with up-to-date population densities for approved and proposed development applications (including the subject proposal) within the immediate vicinity of the subject Lands to identify and confirm

required downstream wastewater infrastructure improvements to service the development; and

- iii) Appropriate justification; grading, servicing, and stormwater modelling information; and all implementation, operation and maintenance, and future replacement costs for stormwater management facilities in accordance with the City's Non-Conventional Stormwater Management Facility Policy and Procedures.

Should any municipal infrastructure improvements be identified external to the subject Lands, as required to service the development, the Owner shall enter into an Agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City.

- d. The Owner contributes their share of the cost of infrastructure works and/or undertakes the necessary improvement works and enters into an Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements for the ultimate build-out of the ultimate condition. The Owner's contributions are to be based on the conclusions and recommendations of the on-going Integrated Urban Water Master Plan Environmental Assessment and latest Functional Servicing Strategy Report, as required to the satisfaction of the City.
 - e. The Owner shall submit a Draft Plan of Subdivision application in order to convey a new public road proposed on the subject Lands, should it be required. The Owner shall also enter into an Agreement with the City for the works associated with implementing the proposed public road.
 - f. The Owner shall provide a revised Transportation Impact Study ('TIS') to the satisfaction of Development Engineering, including updated assessments and designs of the internal and external improvements required to support the proposed development.
 - g. The Owner shall provide engineering drawings for approval and complete the implementation of the required internal and external improvements as identified in the revised TIS to the satisfaction of the City.
- 4. The Owner shall satisfy all the requirements of the Regional Municipality of York.
 - 5. The Owner shall satisfy all the requirements of the Ministry of Transportation.