

**Attachment 2 – Conditions of Site Plan Approval - York Region**  
**York Region Conditions for Approval for Site Development File: DA.15.047**  
**(Rutherford Contwo Investments Limited)**

1) That prior to the execution of the Regional Site Plan Agreement:

a) Traffic

York Region has planned for traffic improvements for the Dufferin Street and Rutherford Road intersection for 2022 across the frontage of the Subject Lands.

- i) Prior to final approval, the Owner shall agree that the proposed access onto Rutherford Road will be restricted to right-in/right-out operation and enforced by a centre concrete median on Rutherford Road. The proposed right-in/right-out access shall be constructed to the Regional standards and requirements, and consistent with the approved EA design for Rutherford Road, to the satisfaction of the Region.
- ii) Prior to final approval, the Owner shall agree that the proposed access onto Dufferin Street will be restricted to a right-in/right-out and left-in operation and enforced by a half pork-chop design at the proposed access and a narrower opening in the centre concrete median on Dufferin Street. The proposed right-in/right-out and left-in access shall be constructed to the Regional standards and requirements, and consistent with the approved EA design for Dufferin Street, to the satisfaction of the Region.
- iii) Prior to final approval, the Owner shall agree that the completion of the proposed development occurs at the same time or after the completion timing of the improvements on Dufferin Street and Rutherford Road. If the proposed development proceeds ahead of the Dufferin Street and Rutherford Road improvements, all interim improvement costs to enforce the access restrictions, including centre concrete medians and pork-chop island, will be borne by the Owner.
- iv) The Owner is required to convey sufficient land for a York Region 22.5 m right-of-way width from the centerline of Dufferin Street and a 21.5 m right-of-way width for Rutherford Road.

- v) The Owner shall implement Transportation Demand Measures recommended for the Subject Lands in the supporting TIS to the satisfaction of the Region.
- vi) York Region approval for Traffic Management and Construction Management Plans for any works undertaken on the regional roads is required, prior to the execution of the Regional Site Plan Agreement.

b) Grading and Servicing

The Region of York shall approve, detailed report/plans including all legal surveys, reference plans, civil drawings, landscape drawings, stormwater management plans, hydrogeological investigation plans, shoring, hording, Phase 1 and 2 Environmental Site Assessments (the 'ESA') and Reliance Letters, and dewatering plans prior to the execution of the Regional and City Site Plan Agreements to the satisfaction of York Region.

c) Landscaping and Streetscaping

The Owner will be required to document all existing trees within the Regional right-of-way. Trees marked for removal require compensation and/or replacement plantings. Existing trees within the Regional right-of-way shall be protected by tree protection hording. All municipal sidewalks shall be free and clear of any encumbrances, and all above-ground utilities such as street lights shall be properly designed.