

**Attachment 1 – Conditions of Approval**  
**Site Development File DA.18.092 – Phase 3 (Huntington IV Limited)**

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- 1) THAT prior to the Execution of the Site Plan Letter of Undertaking:
  - a) The Owner shall pay Development Engineering's Site Plan fee (simple), in accordance with the Fees and Charges By-law, as amended.
  - b) As Keyes Court is an unassumed subdivision with an active Subdivision Agreement between the City and Squire Ridge Investment Ltd., the Owner shall provide confirmation from Squire Ridge Investment Ltd.'s subdivision engineer, that they are in acceptance of the new services and works proposed within the unassumed Keyes Court, to the satisfaction of the Development Engineering Department.
  - c) The Owner shall submit an application to amend the subdivision agreement between Squire Ridge Investment Ltd., and the City of Vaughan to address all conditions, financial or otherwise including required fees and the amending agreements fee, financial securities, payment of the development charges, the provision of roads, construction of municipal services, landscaping, fencing, noise attenuation measures, grading, utilities relocation, servicing construction drawings and such matters, to the satisfaction of the Development Engineering Department.
  - d) The Owner shall provide an additional financial security in the amount of \$20,000.00, being the current estimated cost of works required to facilitate the proposed service connections, driveways, and municipal works within the City and York Region's right-of-way, to the satisfaction of the Development Engineering Department.
  - e) The Owner will be required to address any outstanding comments and/or conditions of York Region, including providing the appropriate land conveyance and engineering drawings for the accesses proposed for Langstaff Road, to the satisfaction of York Region and the Development Engineering Department.
  - f) The Owner shall provide Development Engineering with York Region approval of the Development, including the proposed works of proposed entrance works within York Region's right-of-way.
  - g) The Owner must satisfy York Region comments and requirements previously provided and additional comments and requirements identified through future submissions for Site Development File DA.18.092 for 6685 Langstaff Road and the following:
    - i) all proposed accesses to Langstaff Road must be approved by York Region;

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- ii) the Owner is required to enter into a bi-party site plan agreement with York Region;
  - iii) The Owner shall convey 2 metres of land along Langstaff Road for the purpose of road widening and convey land for the daylight triangles at the proposed accesses; and
  - iv) the Owner is required to satisfy financial and insurance requirements to the satisfaction of the York Region.
- h) The Development Planning Department shall approve the site plan, landscape plan, landscape details, landscape cost estimate, building elevations, architectural materials with bird friendly design treatments and photometric plan to the satisfaction of the Development Planning Department.
- i) The Development Engineering Department shall approve the site plan, site servicing and grading plan, erosion and sediment control plan, and waste collection design standards form to the satisfaction of the Development Engineering Department.