

Attachment 1 – Conditions of Approval
Site Development File DA.20.002 – Islington Avenue Inc.

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Owner shall provide the City with a letter from the Trustee of the Woodbridge Expansion Area Landowners Group to confirm that the Owner has fulfilled all cost sharing and any other obligations of the Woodbridge Expansion Area Landowners Group Cost Sharing Agreement
 - b) The Owner shall enter into a Tree Protection Agreement and pay any applicable fees in accordance with the City's Tree Protection Protocol, to the satisfaction of the Development Planning Department
 - c) The Owner shall pay Development Engineering's Site Plan Complex fee and Grading Inspection for Multiple Units, Apartments and Condo's fee, in accordance with the Fees and Charges By-law, as amended
 - d) The Owner shall enter into an agreement and/or permit for temporary and/or permanent dewatering, to the satisfaction of Environmental Services, if required
 - e) The Owner shall prepare and submit a draft reference plan for the reserve over the proposed access on the Subject Lands, to the satisfaction of the Development Engineering Department. The Owner shall also register the plan once the Development Engineering Department is satisfied
 - f) The Owner shall submit a dedication by-law application, the associated R-Plan and the required fees to the satisfaction of the Development Engineering department to lift the 0.3 m reserve that exists along the proposed driveway access
 - g) The Owner shall satisfy all requirements of York Region
 - h) The Owner shall satisfy all requirements of the Solid Waste Management Division of Environmental Services
 - i) The final arborist report, site plan, landscape plan, landscape details, landscape cost estimate, building elevations, architectural materials, lighting plan and sustainability metrics to the satisfaction of the Development Planning Department
 - j) The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department

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- k) The final site servicing and grading plan, erosion and sediment control plan shall be approved to the satisfaction of the Development Engineering Department
- 2) THAT the following conditions be included in the Site Plan Agreement:
 - a) The Owner shall grant Bell Canada any easements that may be required which may include a blanket easement, for communication or telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements
 - b) The Owner shall grant the utility providers including Hydro One, Rogers Communication Inc., Enbridge Gas Distribution and Alectra Utilities Corporation, easements for services to the Development, at no cost to the utility provider, should they be required
 - c) The Owner agrees to construct a 3 m multi-use pathway along Islington Avenue and provide a landscape cost estimate to the City to identify the cost of the works, to the satisfaction of the Development Engineering Department
 - d) Should archaeological resources be found on the property during Construction activities, all work must cease and both the Ontario Ministry of Heritage Sport, Tourism and Cultural Industries, as well as the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately
 - e) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario
 - f) The Owner shall convey land at the rate of 1 ha per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building permit, in accordance with the Planning Act and the City's cash-in-lieu Policy, to the satisfaction of the Office of Infrastructure, Real Estate Department
 - g) That the following warning clauses be included in the property and tenancy agreements and offers of purchase and sale for all units:
 - i. Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the

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dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks

- ii. This dwelling unit has been supplied with central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks
- iii. Purchasers are advised that due to the proximity of the existing commercial buildings including a drive-through, sound levels from the facilities may be at times be audible