

November 19, 2025

**Fang Li**  
**The Regional Municipality of York**  
**17250 Yonge Street**  
**Newmarket, ON L3Y 6Z1**

(sent via email: [fang.li@york.ca](mailto:fang.li@york.ca))

**RE: STATEMENT OF SITE PLAN APPROVAL**  
**The Regional Municipality of York**  
**Site Development File DA.20.037**  
**2960 Teston Road**  
**Ward 1**

A Site Plan Letter of Undertaking between the City and The Regional Municipality of York was executed on November 17, 2025 (Attachment 1).

In accordance with subsection 41(4) of the *Planning Act*, the plans and drawings listed in the chart below have been approved as of **September 4, 2024**. The approved plans and drawings are to be used for any associated applications, including Building Permit. The Owner will be provided with one (1) digital copy of the approved plans and drawings.

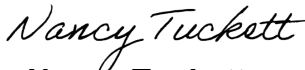
Please note that the site plan approval is valid for **three (3) years** from the date the plans and drawings are approved, and that if a building permit has not been issued during this period, then the site plan approval shall lapse. A request for time extension will be subject to extension fees under the City's Fees and Charges By-law and the time extension must be approved by the City's Deputy City Manager, Planning, Growth Management and Housing Delivery prior to the expiry of the 3-year period.

APPROVED PLANS AND DRAWINGS					
	Drawing Name (Company)	Drawing No.	Revision No.	Revision Date	Stamp Approved Date
1.	Site Plan & Site Statistics-Red Lined (Thomas Brown Architect Inc.)	A2.4	16	March 20, 2024	September 4, 2024
2.	Site Plan Details-Red Lined (Thomas Brown Architect Inc.)	A2.7	16	March 20, 2024	September 4, 2024

APPROVED PLANS AND DRAWINGS					
	Drawing Name (Company)	Drawing No.	Revision No.	Revision Date	Stamp Approved Date
3.	Building Elevations (Thomas Brown Architect Inc.)	A4.1	4	August 11, 2020	September 4, 2024
4.	Architecture Material Board (Thomas Brown Architect Inc.)	N/A	N/A	June 14, 2018	September 4, 2024
5.	Landscape Plan and Details (Thomas Brown Architect Inc.)	L1	2	July 2025	July 28, 2025
6.	Light Study (Kirkland Engineering Ltd.)	E-LS	3	October 18, 2020	September 4, 2024
7.	Removals & Erosion and Sediment Control Plan (MGM Consulting Inc.)	CV-1	3	March 19, 2024	June 9, 2025
8.	Grading Plan (MGM Consulting Inc.)	CV-2	5	May 6, 2025	June 9, 2025
9.	Servicing Plan (MGM Consulting Inc.)	CV-3	6	May 6, 2025	June 9, 2025
10.	Details (MGM Consulting Inc.)	CV-4	4	March 19, 2024	June 9, 2025
11.	York Region Notes (MGM Consulting Inc.)	CV-5	1	March 19, 2024	June 9, 2025

Should you have any questions, please feel free to contact Alyssa Pangilinan, the Planner managing the file at [alyssa.pangilinan@vaughan.ca](mailto:alyssa.pangilinan@vaughan.ca) or extension 8220.

Thank you,



**Nancy Tuckett**

Director of Development and Parks Planning

#### **ATTACHMENTS:**

ATTACHMENT 1 – EXECUTED SITE PLAN LETTER OF UNDERTAKING

**Copy to:** Director of Building Standards and Chief Building Official (Ben Pucci)  
Director of Development Engineering (Lauren Crawford)  
Manager, Development Engineering Review (Ary Rezvanifar)  
Development Engineering Review Coordinator/Development Engineering  
Project Coordinator/Development Engineering Lead (cc Viviana Gallo,  
Grace Cabral, and Svenyala Grosso) (Ian Reynolds)  
Transportation Engineering (Natalie Cece)  
Water and Wastewater Coordinator (Audrey Hopper, Sally Shin, and  
Matthew Pearson)  
Vaughan Forestry, [forestrycirculations@vaughan.ca](mailto:forestrycirculations@vaughan.ca)  
Development Inspection & Grading (Eric Vonk, Himanshu Desai, and  
Vanessa Wallace)  
Development Finance, [development.finance@vaughan.ca](mailto:development.finance@vaughan.ca)  
Manager, Urban Design and Cultural Heritage (Shahrzad Davoudi-Strike)  
Senior Urban Designer (Michael Tranquada)  
Urban Designer (Alex Yang)  
Zoning, [zoningservices@vaughan.ca](mailto:zoningservices@vaughan.ca)  
GIS Planning, [gisplanning@vaughan.ca](mailto:gisplanning@vaughan.ca) (cc Juan Carlos Molina)  
Legal Services, [Devconditions@vaughan.ca](mailto:Devconditions@vaughan.ca)  
Toronto and Region Conservation Authority, [yorkplan@trca.ca](mailto:yorkplan@trca.ca)  
Regional Municipality of York, [developmentservices@york.ca](mailto:developmentservices@york.ca)  
MPAC, [mr14enquiry@mpac.ca](mailto:mr14enquiry@mpac.ca)



# Site Plan Letter of Undertaking

TO: THE CORPORATION OF THE CITY OF VAUGHAN ("**Vaughan**") REGARDING:

Site Plan File Number (the " <b>Application</b> ")	DA.20.037
General Location (see <b>Schedule "F"</b> )	North of Teston Road, East of Jane Street
Municipal Address of the Lands	2960 Teston Road
Brief Legal Description of the Lands	Part of Lot 26, Concession 4 as in R275257, except Part 1 on Expropriation Plan D943; City of Vaughan Part of Lot 26, Concession 4, designated as Part 1 on Expropriation Plan D949; City of Vaughan
Property Identification Number (" <b>PIN</b> ")	03344-0192 (LT) and 03344-0266 (LT)

**I/WE The Regional Municipality of York** being the sole registered owner (the "**Owner**") of the above-noted lands and as further shown on **Schedule "F"** attached hereto (the "**Lands**") hereby acknowledge(s) that Vaughan Council has enacted By-law Number 123-2013, as amended, designating the whole of the municipality as a site plan control area, and that site plan approval has been applied for from Vaughan under the Application. As a condition of such approval being granted, the Owner hereby undertakes and agrees to:

- (a) Execute and deliver this Site Plan Letter of Undertaking (the "**Undertaking**") to Vaughan. Any reference to this Undertaking shall include all Schedules appended hereto;
- (b) Carry out development of the Lands in strict accordance with the various plans approved by Vaughan and listed on **Schedule "A"** attached hereto (which includes site plans, landscape plans, elevation drawings, engineering plans, and all other plans and drawings approved under the Application) and any modifications thereto which may, from time to time, be approved by Vaughan (collectively, the "**Plans and Drawings**") and in strict accordance with conditions imposed by Vaughan and this Undertaking;
- (c) Provide, complete and maintain the Lands in accordance with the Plans and Drawings, and the conditions of approval attached hereto as **Schedule "B"** (the "**Conditions of Approval**");
- (d) Satisfy the conditions for the release of the building permit, attached hereto as **Schedule "C"** (the "**Building Permit and Other Department Conditions**");
- (e) Provide, complete and maintain the waste collection design standards, attached hereto as **Schedule "E"** (the "**Waste Collection Design Standards Submission**").

The Owner further undertakes and agrees to comply with the following terms and conditions:

1. It is understood that site plan approval is valid for 36 months from the date this Undertaking is signed, and that if a building permit has not been issued during this period, then site plan approval shall lapse, and no development of the Lands shall be undertaken until a further site plan approval for the Lands has been granted by Vaughan.
2. Installation and/or construction of the works, structures and other elements (including completion of building elevations) shown on the Plans and Drawings (the "**Site Works**") shall be completed within 24 months from the date of issuance of a building permit relating to the Lands (the "**Completion Date**").
4. Without limiting the indemnification in Section 7 of this Undertaking, upon execution of this Undertaking the Owner shall submit a certificate of liability insurance naming Vaughan as an additional insured in the amount described on **Schedule "C"** attached hereto.
5. The Owner hereby irrevocably authorizes and consents to Vaughan, and its authorized agents, servants or employees, entering upon the Lands at any reasonable time to carry out inspections and in Vaughan's absolute discretion to provide, complete and maintain to Vaughan's satisfaction any Site Works which the Owner has failed to provide, complete and maintain in accordance with the Plans and Drawings and this Undertaking.
7. The Owner hereby unconditionally and irrevocably agrees to defend, indemnify and save harmless Vaughan, including its council members, employees, successors and assigns and any other persons for whom Vaughan may be responsible for at law (collectively, the "**Indemnitees**") from and against any and all claims, demands, actions, causes of action, liabilities, suits and other proceedings for compensation, costs, fines, damages, losses, death or injury of any kind whatsoever including without limitation, legal fees and expenses on a full indemnity basis (collectively, the "**Claims**") for which the Indemnitees may suffer or incur arising directly or indirectly from this Undertaking except to the extent caused or contributed by the sole gross negligence of Vaughan or any other person for whom Vaughan is responsible for at law. In no circumstances shall Vaughan be liable, by reason of this Undertaking or the Owner's breach of its obligations under this Undertaking, under any theory or tort, contract, strict liability or other legal theory for lost profits, lost revenues, lost business opportunities, loss of goodwill, exemplary, punitive, special, incidental, indirect or consequential damages, each of which is hereby excluded by agreement of the parties, regardless of whether such damages were foreseeable or whether any party or any entity has been advised of the possibility of such damages. Notwithstanding anything in this Undertaking to the contrary, the Owner's indemnity set out herein shall survive any expiration, termination or release in whole or in part of this Undertaking. The Owner covenants and agrees not to make any Claims or take any proceedings against any party which might claim contribution and/or indemnity against Vaughan under the provisions of any contract, agreement, statute or otherwise.
8. No waiver of any of the provisions of this Undertaking shall be deemed or shall constitute a waiver of any other provision (whether similar) nor shall such waiver constitute a continuing waiver unless otherwise expressly provided. Any waiver



# Site Plan Letter of Undertaking

of, or consent to depart from, the requirements of any provisions of this Undertaking shall be effective only if it is in writing and signed by an authorized representative of the party giving it, and only in the specific instance and for the specific purpose for which it has been given. No failure on the part of any party to exercise, and no delay in exercising, any right under this Undertaking shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

- 9. This Undertaking shall be binding upon the Owner and the Owner’s heirs, executors, administrators, successors, and permitted assigns.
- 10. This Undertaking may be executed in counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument. Counterparts shall be accepted in original or electronic form, and the parties to this Undertaking shall accept any signatures received by electronic mail as original signatures of the parties.

The Owner understands, acknowledges and agrees that this Undertaking shall be of the same force and effect as an agreement entered with Vaughan under the authority of clause 41(7)(c) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended (the "*Planning Act*"). Further the Owner acknowledges and agrees that in addition to any other remedies that may be pursued by Vaughan for non-compliance by the Owner with this Undertaking, Vaughan may exercise the powers and authority under the *Municipal Act*, 2001, S.O. 2001, c.25 as amended (the "*Municipal Act*"), to enter upon the Lands, to provide, construct, complete and maintain the Site Works and to recover Vaughan’s costs of such action by, among other means, adding the costs to the tax roll and collecting them in the same manner as property taxes.

FOR OFFICE USE ONLY

NANCY TUCKETT, DIRECTOR  
DEVELOPMENT AND PARKS PLANNING DEPARTMENT

Corporate Seal (for corporation)

CITY OF VAUGHAN  
AUTHORIZED UNDER

DATE: June 28, 2022

BY-LAW: 141-2022

ITEM: CW Rpt. 11(30)

Date: November 17, 2025Day

The Regional Municipality of York

Name of Owner

Authorized Signature

Michael Shatil

(Please Print Name)

Director, Property Services

Title

Telephone: 1-877-464-9675 x 71684

Fax:

I/WE have the authority to bind the corporation

Authorized by Bylaw 2023-31 as adopted by Regional Council on May 18, 2023.

Approved as to form and content

DS

Solicitor

The personal information on this form is collected under the authority of the *Planning Act (Ontario)* and will be used in conjunction with the Application only. For public access to information, a limited amount of information will be displayed on Vaughan’s website. Questions about the collection of personal information should be directed to the **Office of the City Clerk at 905-832-8585**.



# Site Plan Letter of Undertaking

## SCHEDULE “A”

### Plans and Drawings

No development, as defined in Section 41(1) of the Planning Act shall be undertaken on the Lands except in conformity with this Agreement and with the following plans and drawings:

	Drawing Name (Company)	Drawing No.	Revision No.	Revision Date
1.	Site Plan & Site Statistics-Red Lined (Thomas Brown Architect Inc.)	A2.4	16	March 20, 2024
2.	Site Plan Details-Red Lined (Thomas Brown Architect Inc.)	A2.7	16	March 20, 2024
3.	Building Elevations (Thomas Brown Architect Inc.)	A4.1	4	August 11, 2020
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## SCHEDULE "B"

### Conditions of Approval

The Owner undertakes and agrees to provide complete and maintain the Lands in accordance with the Plans and Drawings and the following conditions of approval (the **"Conditions of Approval"**):

- 1) The Owner shall provide, complete and maintain the grade, sod, landscape, fencing, parking, and curbs shown on the Plans and Drawings, within three (3) months of the date of the first occupancy of the building(s). If occupancy occurs between November 1<sup>st</sup> and April 30<sup>th</sup>, completion is required within two (2) months of April 30<sup>th</sup>. Vaughan's Development Engineering Department in conjunction with Vaughan's Development and Parks Planning Department may waive the provision regarding sod and landscape if adverse weather conditions or material shortages exist.
- 2) All outside lighting erected on the Lands shall be diffused and directed downward and inward from adjacent land uses and public streets. If, in the opinion of Vaughan's Development Engineering Department or other authorities having jurisdiction over adjacent residential areas and public streets, lighting shields are necessary to stop direct peripheral lighting to such areas and streets, then the Owner shall erect same forthwith at its sole cost and expense.
- 3) Should the development of the Lands, in accordance with this Undertaking, require the installation of services on or access over a public road allowance or public lands, the Owner shall restore the public road allowance or public lands to their former condition and shall repair all damage to the satisfaction of Vaughan's Development Engineering Department. Should the Owner fail to restore the affected area when required by and to the satisfaction of Vaughan, the work may be done by Vaughan at the Owner's sole cost and expense.
- 4) The Owner shall keep all public and private lands, roads, sidewalks and public rights-of-way used for access or adjacent to the Lands in good, mud and dust free condition and free from debris, junk, rocks, refuse, rubbish, litter, fill and building and servicing materials during the construction of services and buildings.
- 5) The Owner shall maintain all roadways, sidewalks, ditches, catch-basins, watermains, storm and sanitary sewers and appurtenances adjacent to the Lands clean and free from disturbance and damages by site development operations during the construction of services and buildings.
- 6) Should the development of the Lands, in accordance with this Undertaking, require the installation of Vaughan's water, sanitary and/or storm service connections, the Owner shall submit the proposed site servicing plans, showing the required connections, to Vaughan's Development Engineering Department for approval and for proposed costs. These services are to be installed in accordance with Vaughan's Design Criteria and Standards and the Drinking Water Quality Management Standards by a Vaughan approved contractor.
- 7) In the event the Owner fails to comply with Sections 3, 4, and 5 to the satisfaction of Vaughan, Vaughan's Development Engineering Department may, after 24 hours written notice, undertake the work that it deems to be necessary at the sole cost and expense of the Owner. In the case of an emergency as determined by Vaughan's Development Engineering Department, the work may be undertaken without notice. Should Vaughan be involved as aforesaid, the following rates shall apply:
  - (a) where Vaughan's forces are used, the greater of (i) the cost for crew and equipment used times 2.5; (ii) and 8 hours times normal hours for crew and equipment used; or
  - (b) where Vaughan retains independent contractors the cost of the work times 2.0.

Note: Where the actual cost exceeds \$30,000.00 the upset limit to be charged shall be the actual cost plus the greater of 15% of the actual cost or \$15,000.00.
- 8) The Lands shall be serviced by underground hydro. The Owner shall construct the facilities and appurtenances to the satisfaction of Alectra Utilities Corporation.
- 9) Prior to commencement of any work on the Lands, the Owner shall arrange a site meeting with representatives of Vaughan's Development Engineering Department to advise Vaughan of the intended construction schedule, contact names and telephone numbers and details of means to protect and keep clean roadways, municipal services and properties beyond the Lands.
- 10) The Owner shall control and minimize erosion on-site and in downstream areas during and after construction. The Owner shall install and maintain siltation and erosion control devices at its expense. Following completion of construction, and establishment of adequate ground cover to prevent erosion, the Owner shall remove the foregoing devices.
- 11) The Owner shall install and maintain paved construction access to the Lands. Any sidewalk adjacent to the Lands shall be maintained in a safe and useable condition by the Owner for the duration of the construction.
- 12) The Owner shall ensure that all roof-top mechanical equipment is not visible from adjacent roads and highways. If it is determined by Vaughan that the roof-top mechanical equipment is visible upon construction of any building(s), the Owner shall be responsible to mitigate this situation at the Owner's sole cost and expense by taking appropriate measures to screen the roof-top mechanical equipment, to the satisfaction of Vaughan's Development and Parks Planning Department.
- 13) The Owner shall satisfy all requirements of external public agencies and authorities including, but not limited to, The Regional Municipality of York's Community Planning and Development Services Department.
- 14) The Owner shall implement the policies contained in Vaughan's approved **"Waste Collection Design Standards Policy"** as prepared by Vaughan's Public Works Department and approved by Vaughan Council on May 7, 2007, as amended from time to time, and the information provided in the **"Waste Collection Design Standards Submission"** referenced in **Schedule "E"** attached hereto, which identifies among other matters, collection responsibility, the method of collecting waste; number and size of bins; collection access route; internal storage room for garbage; and the designated loading (collection) area, to the satisfaction of Vaughan's Public Works Department.



## Site Plan Letter of Undertaking

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- 15) If any notice is required to be given by Vaughan to the Owner with respect to this Undertaking, such notice shall be delivered, mailed, emailed, or faxed to: 17250 Yonge Street, Newmarket, ON L3Y 6Z1 ATTENTION: Michael Shatli Email: Michael.Shatli@York.ca

Or such other address as the Owner has given the City Clerk in writing or notice may be given to the Owner by prepaid registered mail and any such notice shall be deemed to have been delivered on the third business day after mailing or same day if by fax. If notice is to be given by the Owner to Vaughan it shall be similarly given to: The Corporation of the City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, ATTENTION: Mr. Todd Coles, City Clerk, FAX 905-832-8535.

- 16) The Owner shall provide, complete and maintain all the Site Works required to be done and as set out in this Undertaking, to the satisfaction of Vaughan and if in default thereof the provisions of Section 446 of the *Municipal Act (Ontario)*, shall apply.
- 17) Should archaeological resources be found on the Lands during grading or construction activities, the Owner must immediately cease all grading or construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport and Vaughan's Policy Planning and Special Programs Department, Cultural Heritage Division. If human remains are encountered during construction or grading activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and Vaughan's Policy Planning and Special Programs Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.





Site Plan Letter of Undertaking

SCHEDULE “C”

Building Permit and Other Department Conditions

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The Owner shall obtain a building permit within 24 months from the date this Undertaking is signed, otherwise site plan approval shall lapse, and no development of the Lands shall be undertaken until a further site plan approval has been granted by Vaughan. To obtain a building permit, the Owner shall ensure the following conditions are fulfilled to the satisfaction of the following departments:

1.     **Vaughan’s Building Standards Department**
- a)    The Owner shall provide certification from Alectra Utilities Corporation (Engineering Department) that the financial requirements of Alectra Utilities Corporation have been satisfied.
- b)    The Owner shall provide confirmation of application to Vaughan’s Development Engineering Department for the installation of any water or sewer services or curb cuts required in the public road allowance as shown on the Plans and Drawings. Such services or curb cuts shall be completed by Vaughan at the Owner's sole cost and expense.
- c)    The Owner shall ensure that plans submitted for building permit review shall reflect the Plans and Drawings that form part of this Undertaking.
2.     **Vaughan’s Development and Parks Planning Department**
- a)    The Owner shall provide proof of liability insurance in an amount of not less than \$5,000,000.00.
3.     **Vaughan’s Financial Planning and Development Finance Department**
- a)    The Owner shall pay all taxes as levied to the satisfaction of Vaughan’s Financial Planning and Development Finance Department.



Site Plan Letter of Undertaking

SCHEDULE “E”

Waste Collection Design Standards Submission

(to be used in conjunction with Condition 17 on Schedule “B”)

The Owner undertakes and agrees to provide, complete, and maintain the following:

PART 1: WASTE SERVICING DETAILS FORM

APPENDIX A (Part 1 of 2)			
WASTE SERVICING DETAILS FORM			
GENERAL INFORMATION			
Development Information			
Building Standards No. or Development Application No.		DA 20.037	
Municipal address of development		2960 Teston Road.	
Brief summary of development proposal		Construction of a new two-bay Ambulance Station Institutional, Commercial and Industrial Category	
Does development proposal consist of more than one building?		No <input checked="" type="checkbox"/> Yes   ➡ <i>If 'yes', please ensure to submit an Appendix 'A' - Part 1 form for each building of development.</i>	
If multiple buildings within development, identify building as shown on site plan (i.e. Building 'A')			
Agent Information			
Agent Name & Company Name		Thomas Brown Architects Inc	
Business Address		197 Spadina Avenue, Suite 500	
Daytime phone number		416-709-5710	Email Address      chris@tbrownarch.com
Applicant Information			
Applicant Name & Company Name		Michael Shatil, Regional Municipality of York	
Address		17250 Yonge Street, Newmarket, Ontario L3Y 6Z1	
Daytime phone number		905-830-4444 x 7168	Email Address      michael.shatil@york.ca



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WASTE SERVICING DETAILS			
Waste Stream	Type & Size of Container	Compacted	Number of Containers
Garbage	Front-end	Y/N	
	Roll-off	Y/N	
	Other - SIDE - 95 gallon totes	Y/N	2
Recycling	Carts	Y/N	
	Front-end	Y/N	
	Other (a) - SIDE - 95 gallon totes	Y/N	2
Cardboard	Front-end	Y/N	
	Other	Y/N	
Organics	Carts		
	Other		
Cooking Oil	Specify:		
Textiles	Specify:		
Other:	Specify:	Y/N	
ADMINISTRATION - FOR OFFICE USE ONLY			
Site Plan File No.			
City Planner & Extension			
Public Works (Approved by)			
Date of Approval			



Site Plan Letter of Undertaking

PART 2: CHECKLIST - WASTE MANAGEMENT SITE PLAN REQUIREMENTS

APPENDIX A (Part 2 of 2)					
CHECKLIST					
WASTE MANAGEMENT SITE PLAN REQUIREMENTS					
SECTION REFERENCE	WCDS	EDC&SD	DESCRIPTION	Checklist	
				Yes	No
ACCESS ROUTE					
1. Show <b>location</b> of access route	2.1.1		Waste collection vehicles are to enter and exit site solely in a forward motion. The Access Route and required turnaround can be shown using 'Auto turn' or similar type program.		
2. Show <b>pavement design</b> of access route	2.1.2	1.2.4.1	Pavement design shall be a minimum as per City's Engineering Design Criteria and Standard Drawings for 'Industrial & Heavy Duty Driveways' or a City approved alternative.	Y	
3. Show <b>driveway width &amp; curb radius</b> at point of ingress / egress to site	2.1.3	SW-101	Driveway width shall be a minimum 6.0 metres from face of curb to face of curb	Y	
			Inside curb radius shall be no less than 9.0 metres.	Y	
4. Show <b>driveway width, curb radius and vertical clearance</b> throughout access route	2.1.4	SW-102	Driveway width shall be a minimum 6.0 metres from face-of-curb to face-of-curb.	Y	
			Radius throughout entire access route shall be no less than 12.0 metres (centre line).		N
			A minimum vertical clearance of 4.4 metres throughout entire access route.	Y	
5. Show <b>ingress / egress and turnaround (or continuous forward motion)</b> throughout access route	2.1.5	SW-103	1. Cul-de-sac Outside curb radius no less than 13.0 metres. *Note additional conditions if cul-de-sac has an island.		
		SW-104	2. Three Point Turn (Turning Stub) Inside curb radius no less than 9.0 metres, and - If road width is 6.0 metres or greater, the depth of the turning stub shall be no less than 11.0 metres.		
			3. Continuous Forward Motion Access shall be a minimum of 6.0 metres throughout entire access route (from face-of-curb to face-of-curb) and observe required turning radius.		



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6. Show <b>grade</b> of access route	2.1.6		The slope of the access route shall not exceed 5%.	Y	
7. Show affected <b>support structures (if any)</b> throughout access route	2.1.7		If a waste collection vehicle must pass over a support structure(s), show support structure(s) and indicate whether support structure(s) can support a minimum of 35,000 kg.		N
8. Show snow storage areas	2.1.1		Snow storage areas must not interfere or compromise the minimum specifications of the Access Route or turning operations.	Y	
DESIGNATED LOADING AREA					
9. Show <b>location</b> of loading pad, as well as the 18.0 metre straight-ahead approach	2.2.1	SW-105	In addition to location of loading area, ensure a minimum of 18.0 metre 'straight ahead' approach is shown.	Y	
10. Show <b>design</b> of loading pad	2.2.2	SW-105	Loading pad design shall have a minimum base 300 mm of compacted 20mm crusher run-limestone and shall be finished to a minimum of 200 mm depth of concrete or a City approved alternative (i.e. heavy duty pavers). See additional requirements should loading pad form part of the access route.		N
11. Show <b>dimension</b> of loading pad & vertical clearance at loading pad	2.2.3		The required number of waste containers set out for collection determines the length and maximum width of the loading pad (pad shall not be less than 6.0 metres wide). Dimension to include sufficient space for the movement of containers on loading pad.		N
12. Show <b>staging of all waste containers</b> on the loading pad	2.2.4		Show footprint of all waste containers on the loading pad. as well as required space for special collections (i.e. bulky items, oil, corrugated cardboard etc.) and sufficient space for the movement of containers within storage facility.		
13. Show <b>grade</b> of loading area	2.2.5	SW-105	Grade of loading pad shall be no greater than + / -2% (grade of cross fall).	Y	
14. Show <b>bollards</b> or other type barrier(s) on either side of loading door	2.2.6		Bollards or other type barriers are to be installed on either side of the loading door(s).		N
15. Show space for <b>textiles collection bin</b>	1.3.5 or 4.1.6		Provide space for a textile bin in the loading area		N
WASTE STORAGE FACILITY(S)					
16. Show <b>ventilation requirements</b> meet Ontario Building Code minimum standards	4.1.4 or 5.1.2		Responsibility of Owner to meet no less than minimum standards pursuant to Ontario Building Code and appropriate odour controls requirements for Waste Storage Facility.	Y	
17. Show <b>location &amp; dimension</b> of <u>internal</u> waste storage facility	4.3 or 5.3		Refer to appropriate section to determine options. If compactor is used, a separate waste storage room must be shown.		N
OTHER					
18. Show <b>Collection Method and Container Requirements</b>	3.2 or 4.2 or 5.2		Include type, size and number of waste containers required for all waste streams. This information is to be consistent with the information on the Waste Servicing Details Form (Appendix A – Part 1).	Y	



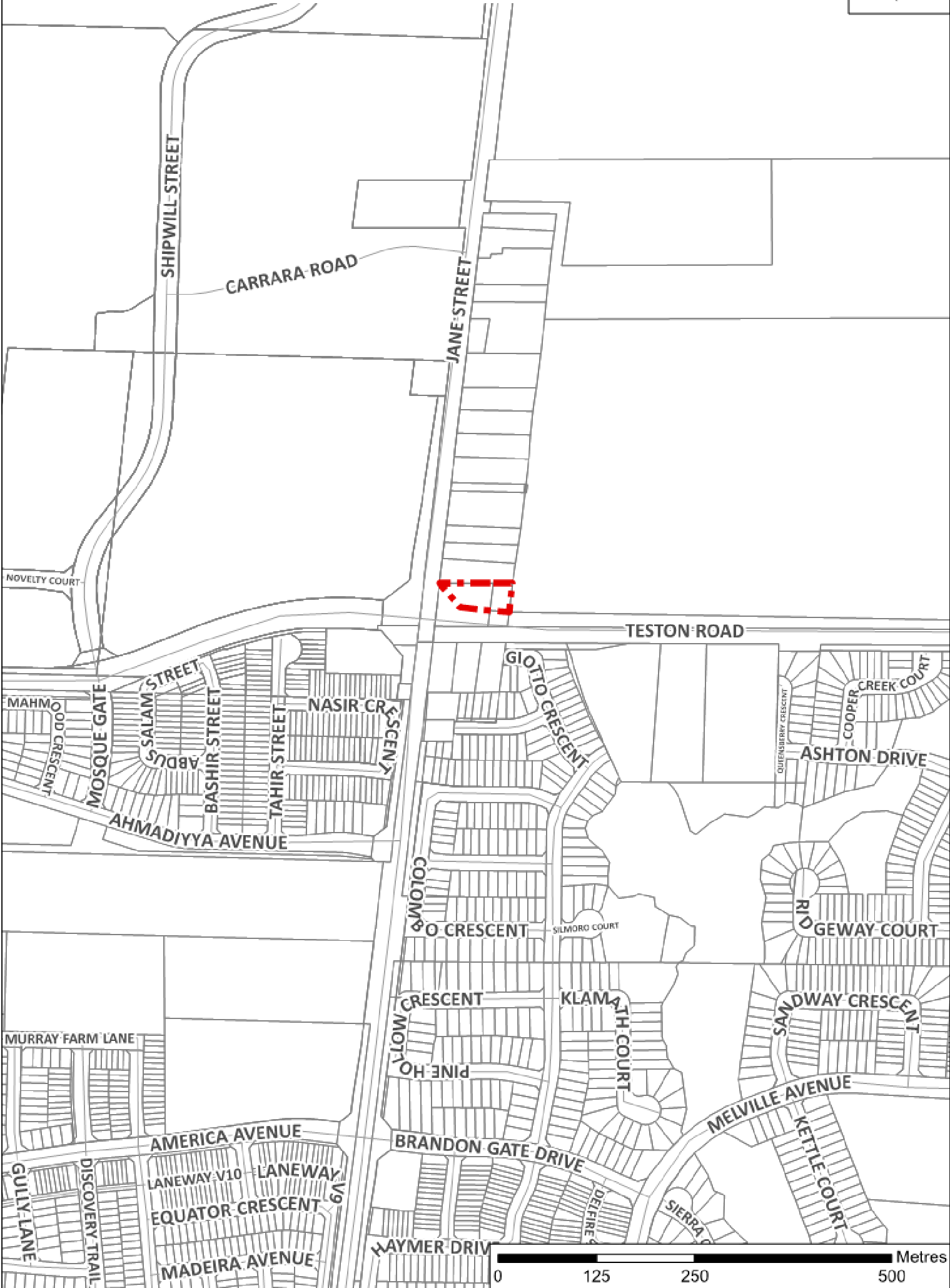
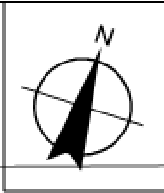
# Site Plan Letter of Undertaking

19. Show Waste Management Site Plan is <b>stamped and signed</b>	1.3.1		Waste Management Site Plan must be stamped and signed by Professional Engineer or an Architect licensed in Ontario.	Y	
ADDITIONAL REQUIREMENTS FOR MULTI UNIT RESIDENTIAL OR MIXED USE DEVELOPMENTS					
<u>Note:</u> This section is to be completed <u>only</u> if the development is residential or mixed use. Please indicate whether the development is residential or mixed use.					
19. Show <b>number of units</b>	3.1.2 or 4.1.2		Indicate number of residential dwelling and commercial units (where applicable).		
20. Show <b>three stream system</b>	4.1.3		Provide a typical floor plan showing the chute system on every floor.		
			Provide a 'plan' view of multi-sort system and layout of containers in waste storage area. <i>(As additional supporting information, the City may require the manufacturer's brochure of the chute system be provided with the submission).</i>		
21. Provide letter certified by a qualified Engineer that affected <b>support structures</b> can support 35,000 kg	2.1.7		If a waste collection vehicle must pass over a support structure(s), show support structure(s) and indicate whether support structure(s) can support a minimum of 35,000 kg.		
22. Provide required <b>fees for per residential unit</b> as per Schedule "L" to By-law No 171-2013.	4.2.1		Provide payment per residential unit for recycling bag/container (1) and organics kitchen container (1).		



# Schedule "F" the "Lands" - Location Map

## Site Plan Letter of Undertaking



**File:** DA.20.037  
**Location:** 2960 Teston Road  
Part of Lot 26, Concession 4  
**Applicant:** The Regional Municipality of York  
**City of Vaughan**

 Subject Lands