

Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.21.003 Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Letter of Undertaking:
 - a) The Development Planning Department shall approve the final site plan, building elevations, signage plans, lighting plan, landscape plan and landscape cost estimate;
 - b) The Development Engineering Department shall approve the final grading plan, erosion sediment control plan, functional servicing/ stormwater management reports and the accompanying drawings. The Owner shall satisfy all requirements of the Development Engineering Department and shall pay the Engineering Site Plan fees pursuant to the in-effect Fees and Charges By-law;
 - c) The Owner shall enter into a Tree Protection Agreement in accordance with the Tree Protection Protocol By-law 052-2018 and submit a final planting plan to the satisfaction of the Development Planning Department and the Forestry Operations Division of Transportation Services Parks and Forestry Operations;
 - d) The Owner shall obtain a Private Property Tree Removal and Protection Permit to the satisfaction of the Parks, Forestry and Horticulture Operations Department;
 - e) The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department;
 - f) The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority and shall pay the required fee(s);
 - g) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region shall pay the required fee(s). No conditional, partial or final building permits shall be issued until the Region confirms receipt of a financial security for the works proposed within the Keele Street right of way;
 - h) The Owner shall satisfy all requirements and obtain all necessary approvals from Metrolinx and shall pay the required fee(s);

- i) The Owner shall satisfy the requirements of the Township of King; and
 - j) The Owner shall obtain final clearance from Alectra, Bell Canada, Canada Post, Hydro One, and Enbridge Distribution Inc.
- 2) THAT the Site Plan Letter of Undertaking shall include the following provisions to the satisfaction of the City:
- a) The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event:
 - i. archaeological resources are found on the property during grading or construction activities York Region must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, York Region must cease all grading or construction activities. York Region shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
 - b) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Infrastructure Development Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
 - c) The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.
 - d) The Owner shall abide by the requirements of the Endangered Species Act (2007) and the *Migratory Birds Convention Act* (1994) prior to the removal of any tree.
 - e) The Owner shall inform the Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications.

