

**ATTACHMENT 1**  
**CONDITIONS OF SITE PLAN APPROVAL**  
**SITE DEVELOPMENT FILE DA.20.029**  
**2109179 ONTARIO INC. ('THE OWNER')**

1. THAT prior to the execution of the Site Plan Agreement:
  - a) The Development Planning Department shall approve the final fully dimensioned site plan, building elevations for all structures and outdoor storage areas including heights and area;
  - b) The Owner shall submit a landscape plan, landscape cost estimate and arborist report in accordance with the restoration plan identified in the Environmental Impact Study dated July 2020, updated December 2020 prepared by RiverStone Environmental Solutions Inc., to the satisfaction of the Development Planning Department;
  - c) The Owner shall provide a certification letter from a qualified environmental consultant confirming that the plantings have been implemented in accordance with Figure 5 of the Environmental Impact Study, to the satisfaction of the Policy Planning Special Projects Department;
  - d) 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;
  - 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;
2. THAT the Site Plan Agreement shall include the following provisions, to the satisfaction of the City:
  - a) The Site Plan Agreement is in conjunction with the permission granted through the Council approved site-specific Zoning By-law and shall be valid until May 23, 2023, being the expiration date of temporary use by-law. All uses carried out on the Subject Lands shall comply with temporary use by-law.
  - b) The hours of operation for and/or related to any permitted use being carried out on the Subject Lands, in accordance with the Council approved

temporary use by-law, shall be in accordance with the City of Vaughan Noise Control By-law 121-2021 and its successor by-laws.

- c) The Owner shall comply with the in-effect issued Ministry of Environment, Conservation and Parks Environmental Certificate of Approval issued for the Subject Lands for the following uses in accordance with their terms and conditions:
- i) a ready mix concrete manufacturing facility, consisting of the following processes and support units:
    - ready mix concrete batching;
    - receiving, storage and handling of raw materials such as sand, aggregate, and cementitious materials;including the equipment and any other ancillary and support processes and activities, operating at a facility production limit of up to 100,000 m<sup>3</sup> of ready mix concrete per year, exhausting to the atmosphere as described in the ESDM Report.
  - ii) One (1) portable jaw crusher for crushing concrete, equipped with water spray systems between the feeder and crushing unit and between the crushing unit and conveyor, operating at a maximum production rate of 300 tonnes per hour;  
  
One (1) 271.5 kilowatt DEO 15W40 Caterpillar engine to power the crusher, fired by diesel fuel, discharging to the air at a volumetric flow rate of 0.64 m<sup>3</sup> per second through a stack having an exit diameter of 0.15 m and extending 4.1 m above grade;