

**Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.19.085 (Bostar Inc.).**

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, landscape plan, landscape details, landscape cost estimate, and photometric plan;
 - b) The Owner shall provide a cash-in-lieu payment that must be submitted to the City in accordance with the Council adopted Tree By-law 052-2018 and the City's Tree Protection Protocol;
 - c) The Owner shall submit an updated arborist report to the satisfaction of the Development Planning 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 Parks, Forestry and Horticulture Operations Department;
 - e) The Development Engineering Department shall approve the final grading, erosion and sedimentation control and site servicing plans, Functional Servicing and Stormwater Management Report and Traffic Impact Study;
 - f) The Owner shall obtain approval from the Committee of Adjustment for a Consent Application to establish revisions to the existing private servicing and/or access easements as required, to the satisfaction of the Development Engineering Department, and all conditions related to the Consent Application shall be satisfied;
 - g) Proof of York Region approvals shall be forwarded to the Development Engineering Department prior to final engineering approval;
 - h) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan;
 - i) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Gas Inc., Bell Canada and Canada Post;
 - j) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region;

2. THAT the Site Plan Letter of Undertaking shall include the following provisions and/or warning clauses, to the satisfaction of the City:
 - a) 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;
 - b) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board.
 - c) The Owner shall dedicate land and/or pay to 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 the 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 Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment
 - d) "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 that:
 - i. archaeological resources are found on the property during grading or construction activities, and the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services."
 - e) The Owner is required to contact the City's Environmental Services Department through the Development Inspection and Lot Grading division of DE, at least 72 hours in advance of connecting to and/or disconnecting from any municipal services (Including any required re-location works) to ensure that staff is present on site to observe the works including the

decommissioning of services and to provide any additional requirements to their sole satisfaction.

- f) The Owner shall obtain any required additional permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation).
- g) the Owner shall be required to contact the City of Vaughan Environmental Services Department to purchase the required water meter. Please note, the water meter shall be installed with sufficient read-out equipment to the satisfaction of the City of Vaughan.
- h) Sixteen (16) parking spaces are proposed along the west limits of the Subject Lands that can only be accessed from the abutting lands to the west. The abutting lands to the west are currently undeveloped. The Owner shall be required to obtain an access easement in the future from the abutting landowner to the west upon its development in the future.
- i) The Owner shall agree to carry out, or cause to carry out, the warning clauses set out below to the satisfaction of the City. Prior to the transfer of any Lot or Block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such Lot or Block.
- j) The following warning clauses shall be included within the Letter of Undertaking and any future Offers of Purchase and Sale or Lease:
 - i. "The Owner of the Subject Lands and/or its successors acknowledges lot level controls for stormwater quality via Contech Quality Control Units have been provisioned for the property according to the approved Civil Engineering Plans and Functional Servicing Report. The quality control units are required to meet the minimum 80% Total Suspended Solids (TSS) removal target prior to discharge to municipal sewers. The Owner of the lands shall be responsible for regular inspection and maintenance of the quality control units to ensure proper function and maintain the minimum 80% TSS removal from the property"