

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

Site Development File DA.19.024 (1840657 Ontario Inc.) Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, landscape plan and cost estimate, tree inventory and removal plan, building elevations, and lighting plan;
 - b) The Development Engineering Department shall approve the final grading and servicing plan, and truck maneuvering plans;
 - c) The Owner shall obtain approval from the Committee of Adjustment for the minor variances required to permit the development. The decision of the Committee must be final and binding;
 - d) The Owner shall enter into a Tree Protection Agreement. A letter of credit in the amount of \$32,903.73 shall be provided based on the associated costs calculated in the Arborist Report provided by Central Tree Care Ltd. with a revision date of May 11, 2022. The above-mentioned amount includes hoarding, removal and compensation for the impacted trees on site;
 - e) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Rogers, Bell Canada and Canada Post.

- 2) THAT the Site Plan Agreement shall include the following conditions and warning clauses, to the satisfaction of the City:

Conditions

- a) Canada Post has advised the Owner that mail delivery will remain as it is currently, which is door to door delivery. The Owner must contact Canada Post if unit numbers change or are added so that Canada Post records can be updated to ensure accurate and timely delivery. Canada Post advised that there will be no more than one mail delivery point to each unique address assigned by the municipality.

- b) “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.”

Warning Clauses

- “Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately cease all construction activities and immediately notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
- “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”