

**Attachment 9 –
Conditions of Site Development Application File DA.21.063**

Site Development File DA.21.063 (Highway 50 Nominee 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, building elevations, landscape plan and details, landscape cost estimate, and sustainability metrics.
 - b. The Owner shall provide an updated Arborist Report and enter into a Tree Protection Agreement with the City, to the satisfaction of the Development Planning Department and Forestry Staff.
 - c. The Development Engineering Department shall approve the final grading plan, servicing plan (including interim and ultimate strategies), erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report , Noise Study, and Transportation Impact Study.
 - d. The Owner shall submit a Letter from the Trustee for Block 64 South indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Developers' Group Agreement, to the satisfaction of the Development Engineering Department.
 - e. The Owner shall enter into an agreement with the City for the design and construction of municipal works internal and/or external to the Subject Lands required to support the proposed development to the satisfaction of the City. The agreement shall be registered against the lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City.
 - f. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit for the conveyance of lands and/or municipal easement(s) required for the creation of any necessary municipal roads, municipal right-of-way(s) and municipal infrastructure internal and external to the Subject Lands, and shall arrange to prepare and register the associated reference plan at their expense, to the satisfaction of the Development Engineering Department.

- g. The Owner shall revise the Site Plan to incorporate nine (9) long-term bicycle parking spaces in a secured bike room to the satisfaction of Transportation Engineering Staff.
- h. The Owner shall submit an updated Block 64 Plan, depicting the removal of the municipal road (cul-de-sac) on the Subject Lands, to the satisfaction of the Policy Planning and Special Programs Department.
- i. The Owner shall satisfy all requirements of Alectra Utilities Corporation, Bell Canada, Canada Post, Enbridge Distribution Inc.
- j. The Owner shall satisfy all comments and requirements from York Region and obtain all necessary approvals from York Region.
- k. The Owner shall satisfy the Highway 50 road widening requirements from Peel Region.

2. THAT the Site Plan Agreement include the following conditions:

- a. The Owner shall convey to the City, the lands and/or municipal easement(s) required for the creation of any necessary municipal roads, municipal right-of-way(s) and municipal infrastructure internal and external to the Subject Lands, and shall prepare and register the associated reference plan at their expense, all to the satisfaction of the Development Engineering Department.
- b. Following the ultimate connection of municipal roadway and right-of-way from Hunter's Valley Road to Highway 50 (future Street 'A' – Labourer's Way/Highway 50 intersection) or when requested by the City, any temporary access driveway measures (i.e. temporary access driveway barricades, etc.) shall be removed complete with any boulevard and road restoration to the satisfaction of the City. The Owner shall agree to provide the necessary financial security in the form of a Letter of Credit, for this work, all to the satisfaction of the Development Engineering Department.
- c. The Owner acknowledges that Vaughan has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act*. 2007, S.O. 2007. The Owner is required to comply with Ministry of Natural Resources and Forestry (MNRF) regulations and guidelines to protect these species at risk and their habitat. The onus is on the Owner to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. The Owner acknowledges that, notwithstanding any approvals made or

provided by Vaughan in respect to the Lands, the Owner must comply with the provisions of the *Endangered Species Act, 2007*.

- d. Prior to the issuance of the Building Permit, 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, in accordance with the Planning Act and the City of Vaughan Parkland Dedication By-law. 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 calculation of the cash-in-lieu payment. For valuation purposes, the appraisal may consider the subject lands to be unserviced.
- e. The Owner shall pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board.
- f. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.