

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.20.009 (Belmont Properties (Weston) 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 obtain a Private Property Tree Removal and Protection Permit to the satisfaction of the Parks, Forestry and Horticulture Operations Department.
 - d) The Development Engineering Department shall approve the final grading, erosion and sedimentation control and site servicing plans, the functional servicing and stormwater management report and noise report;
 - e) Prior to execution of the Site Plan Agreement, the Owner shall pay Development Engineering's Complex Site Plan review fee pursuant to the Fees and Charges By-law, as amended. The fee amount is \$27,570.00 [(30 towns x \$819/town) + (\$100 x 30 towns); HST exempt] and shall be made with the subsequent submission.
 - f) The Owner shall provide the City of Vaughan with a financial security in the amount of \$5,500.00 to secure for proposed boulevard work on the north boulevard of Chatfield Drive, adjacent to the proposed development. The minor grading work on the City boulevard is to facilitate sidewalk connections from units within Buildings 4 and 5 and ensuring proper connection to the existing sidewalk. The boulevard shall be restored to existing or better condition to ensure that positive drainage is maintained.
 - g) The Owner shall prepare and register, at their expense, a reference plan detailing the portion of the 0.3m reserve to be lifted to the satisfaction of the City required to facilitate driveway access for the development. The City or Region of York (dependent on jurisdiction) will register the legal transfer documents at the owner's expense. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.

- h) The Owner shall provide a cheque to DE in the amount of \$400.00 (fee required for drafting the dedication by-law) prior to final Engineering and Site Plan approval.
 - i) An updated Block 40 (South) Plan shall be provided to the satisfaction of the Policy Planning and Special Programs Department.
 - j) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan;
 - k) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Gas Inc., Bell Canada and Canada Post;
 - l) The Owner shall satisfy all requirements of 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. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential high density dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement.
 - 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 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment
 - d) The Owner shall agree to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Functional Servicing

Report, prepared by Schaeffers Consulting Engineers, dated November 2019, and Water Balance Analysis, prepared by Fisher Environmental Ltd., dated October 9, 2019

- e) The Owner acknowledges that the City 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 regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the Act
- f) "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."
- g) Water and sanitary servicing connections (i.e. decommissioning existing/installation of proposed) within the City's right-of-way must be completed by City contractor. The Owner is required to contact the Development Inspection and Lot Grading Division directly, upon receipt of Site Plan Approval, to coordinate the proposed works. The watermain within the subject lands will be the responsibility of the Owner. The water meter will be owned by the City and shall be purchased from the City's Environmental Services Department by the Owner;
- h) The Owner is required to contact City of Vaughan Environmental Services directly at least 72 hours in advance of connecting to and/or disconnecting from any municipal water services to ensure that staff is present on site to observe the works and to provide any additional requirements to their sole satisfaction

- i) The Owner shall obtain any applicable 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);
- j) The following warning clauses shall be included within the site plan agreement and future offers of purchase/sale:

Building 3 (Unit 18)

- i. "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property."
- ii. "Purchasers/tenants are advised that the dwelling unit was fitted with a central air conditioning system in order to permit closing of windows for noise control and thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks and in compliance with the City's noise requirements. The location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan By-law 1-88."
- iii. "Purchasers/tenants are advised that the acoustical berm and/or barrier as installed shall be maintained, repaired or replaced by the owner. Any maintenance, repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original."

Building 4 (Unit 19)

- i. "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the

purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.”

- ii. “Purchasers/tenants are advised that the dwelling unit was fitted with a central air conditioning system in order to permit closing of windows for noise control and thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks and in compliance with the City’s noise requirements. The location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan By-law 1-88.”

All Remaining Building and Units

- i. "Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within the dwelling units, noise due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property.”
- ii. "Purchasers/tenants are advised that the dwelling unit can be fitted with a central air conditioning system at the owner’s option and expense which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan By-law 1-88."