

Attachment 6 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.21.006 (Royal King Valley Holdings 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, landscape cost estimate, and lighting plan;
 - b) The Owner shall satisfy all comments provided by the Development Engineering Department;
 - c) The Owner shall obtain a Private Property Tree Removal & Protection Permit (Construction/Infill) for the removal/injury to trees (over 20 cm DBH) (i.e. for tree #428, as listed on the Arborist Report and Tree Inventory, Preservation & Removal Plan, prepared by Landscape Planning Landscape Architects), as per By-law 052-2018.
 - d) The Owner shall satisfy all requirements of the Environmental Services Department – Solid Waste Management Division;
 - e) The Owner shall satisfy all requirements of the Vaughan Fire and Rescue Department;
 - f) The Owner shall satisfy all the requirements of York Region
 - g) The Owner shall satisfy all the requirements of the Toronto and Region Conservation Authority;
 - h) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Rogers, Bell Canada and Canada Post.
 - i) The Owner shall complete an information request form and submit it to the Ministry of Natural Resources and Forestry ('MNRF') for confirmation of any potential Species at Risk on the Subject Lands.

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

- a. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately in the event that:
 - i. archaeological resources be found on the Subject Lands during grading or construction activities, to which the Owner must immediately cease all grading or construction activities.
 - ii. 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.
- b. The Owner shall abide by the requirements of the Endangered Species Act (2007) and the Migratory Birds Convention Act (1994) prior to the removal of any tree.
- c. 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.