

ATTACHMENT 6
Conditions of Site Development Application File DA.20.054

Site Development File DA.20.054 (Gatehollow Estates Inc.)

Conditions of Approval:

1. THAT prior to execution of the Site Plan Agreement:
 - a. The Development and Parks Planning Department shall approve the final site plan, building elevations, landscape plan and details, landscape cost estimate, and sustainability metrics;
 - b. 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 and updated Arborist Report to the satisfaction of the Development and Parks Planning Department and the Forestry Operations Division of Parks Forestry and Horticulture Operations;
 - 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 and Transportation Impact Study;
 - d. The Owner shall enter into a Development Agreement with the City of Vaughan for the design and construction of municipal works external to the Subject Lands, as required to support the proposed development, to the satisfaction of the City of Vaughan. The Agreement shall be registered on title to the applicable lands, and the Owner shall fulfill all related conditions of the City of Vaughan, financial or otherwise, all to the satisfaction of the City;
 - e. Provide proof of York Region and Toronto and Region Conservation Authority (TRCA) approvals and shall be forwarded to Development Engineering prior to final site plan approval;
 - f. The Owner shall pay the applicable fees and post necessary letters of credits including the Development Engineering Site Plan Complex review

fee and building water charge pursuant to the City Fees and Charges Bylaw as amended;

- g. The owner shall pay the applicable fee pursuant to the current Fees and Charges By-law including water consumption during building construction;
 - h. The Owner shall pay Vaughan's Replacement Tree Requirements pursuant to By-law 052-2018, as amended and the Vaughan Tree Protection Protocol;
 - i. The Owner shall satisfy all requirements of Alectra Utilities Corporation, Enbridge Gas Distribution Inc, Hydro One, Bell Canada and Rogers Communication Inc;
 - j. The Owner shall satisfy all requirements and agreements of York Region;
 - k. The Owner shall satisfy all requirement of Toronto and Region Conservation Authority;
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 pay to the City 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 School Board;
 - b. The Owner shall agree to notify both the Ministry of Citizenship and Multiculturalism (or its predecessor) and the City of Vaughan Development and Parks Planning Department immediately in the event that:
 - i. Archaeological resources be found on the property during construction activities, all work must cease, and both the Ministry of Citizenship and Multiculturalism and the City of Vaughan's Development and Parks Planning Department , Urban Design and Cultural Heritage Department shall be notified immediately.
 - ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar

of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

- iii. In the event of a future development application that involves further soil disturbance, an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.
- c. For high-density residential development, the Owner shall, prior to the issuance of a Building Permit, convey land at the rate of 1 ha per 600 net residential units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1000 net residential units, or at a fixed unit rate, at Vaughan's discretion, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. Notwithstanding the above, such parkland contribution—whether in the form of parkland conveyance or cash-in-lieu as determined by the City—shall be subject to a cap of (i) 10% of the Lands or value of the Lands if the Lands are 5 ha or less; or (ii) 15% of the Lands or value of the Lands if the Lands are greater than 5 ha;
- d. Prior to the issuance of a Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque a community benefits charge equivalent to 4% of the value of the subject lands in accordance with Section 37 of the *Planning Act* and the City's Community Benefits Charge By-law. The Owner shall submit an appraisal of the subject lands, pursuant to City's Community Benefits Charge By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the community benefits charge payment;
- e. The Owner shall decommission any temporary services constructed for the development and 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;
- f. Prior to the discharge of any water originating from a source other than Vaughan's water supply, including water originating from groundwater accumulating or collected on private lands ("**Private Water Discharge**") to Vaughan's storm sewer system, the Owner shall obtain a discharge approval for permanent dewatering ("**Permanent Discharge Approval**")

from Vaughan, in accordance with By-law 025-2024, as amended, prior to the release of the Site Plan Approvals, if required by Vaughan.

- i. The Owner shall install all works to carry out the Private Water Discharge (“Discharge and Related Works”) in accordance with the terms and conditions of the Permanent Discharge Approval, all to the City of Vaughan’s satisfaction. Furthermore, the Owner shall ensure that all Discharge and Related Works are in good standing with the Discharge Approval;
- ii. Prior to the registration of any Plan of Condominium on the Lands, the Owner shall ensure that the Discharge Approval remains in full force and effect, and that the Discharge and related works are in good standing, in accordance with the terms and conditions of the Discharge Approval and operating to the satisfaction of both the City of Vaughan and York Region.
- iii. Immediately following registration of the Plan of Condominium for the last condominium of the development (where more than one condominium corporations are to exist), the Owner shall apply to Vaughan to transfer the Discharge Approval(s) to the applicable Condominium Corporation such that the Condominium Corporation shall assume and become responsible for the Discharge Approval and the Discharge Related Works. The Owner’s application to transfer the Discharge Approval to the Condominium Corporation shall include a report prepared and sealed by a professional geoscientist licensed in the Province of Ontario, attesting that all Private Water Discharge comply with the requirements of the Discharge Approval issued by Vaughan. The Owner may be required to add or modify the Discharge and Related Works to Vaughan’s satisfaction, all at its sole cost and expense.
- iv. The Owner’s permission to Private Water Discharge from the Lands into Vaughan’s storm sewer system is subject to all terms and conditions of this Agreement, the Discharge Approval, Vaughan’s Sewer Use By-law 025-2024, as amended or superseded, and all applicable laws and regulations.
- v. Fees related to Discharge Approval renewals shall apply in accordance with the City’s Sewer Use By-law 025-2024, as amended or superseded.

- g. The Owner agrees that post-development flow rates discharged to the City of Vaughan's storm sewer system from the Lands, including Private Water Discharge, shall not exceed the allowable flow rates discharged to the Vaughan's storm sewer system as approved by Development Engineering and per the Discharge Approval. The Owner may be required to add or modify the Discharge and Related Works to the City of Vaughan's satisfaction, all at the Owner's sole cost and expense.
- h. The Owner agrees that in the event the Owner fails to comply with any of the terms and conditions set out in Sections f. to h., the City of Vaughan may immediately suspend, terminate or revoke, at the City of Vaughan's sole discretion, any discharge privileges granted under this Agreement and/or the Permanent Discharge Approval, if applicable.
- i. The Owner agrees in the site plan agreement that the lands comprising the valley corridor be dedicated to Toronto and Region Conservation Authority free of all charges and encumbrances, to the satisfaction of TRCA.
- j. The Owner shall agree in the Site Plan Agreement to include or cause to include the following warning clauses for all purchasers and/or tenants within the Plan:
- "Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment, Conservation & Park's noise criteria."
 - "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and/or within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment, Conservation & Park's noise criteria."
 - "This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby

ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment, Conservation & Park's noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MECP Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.”

- “This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment, Conservation & Park's noise criteria.”