

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.031 (2602002 Ontario Inc.)**

---

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 details, landscape cost estimate, signage details, lighting plan, sustainability performance metrics and Arborist Report.
  - b) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Transportation Study, and sustainability performance metrics.
  - c) The Environmental Services Department shall approve the final Waste Collection Design Standards Submission including the refuse/recycling room size.
  - d) The Parks Development Department shall approve the final Parkland Dedication Summary.
  - e) The Owner shall provide the City with a letter of consent from the Owner of 7867 Regional Road 27 respecting the removal of the tree on the property line and on this property and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
  - f) The Owner shall provide the City with a letter of consent from the Owner of 101 Ashbridge Circle respecting the removal of the tree on the property line and on this property and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
  - g) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variances to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
  - h) The Owner shall satisfy the servicing, grading, erosion and sediment control, landscape plan and detail, tree inventory, preservation and removal, transportation, stormwater management, and any other requirements of York Region.

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.031 (2602002 Ontario Inc.)**

---

- i) The Owner shall satisfy all requirements from Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post.
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 contact the Vaughan Development Inspection and Lot Grading Division directly, upon receipt of Site Plan Approval, to coordinate the proposed works. If servicing connections are located within York Region's right-of-way, then York Region's Road Occupancy Permit must be issued prior to the commencement of any works.”
  - b) “The Owner shall obtain any required additional permits and coordinate all inspections directly through the Vaughan 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.”
  - c) “The Owner shall notify NavCanada when the building is completed in accordance with their notification requirements.”
  - d) “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, to which 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.”