

Attachment 1 – Conditions of Site Plan Approval

Site Development File DA.19.061 (Northland Properties Corporation)

Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Letter of Undertaking:
 - a) The Development Planning Department Shall approve the final site plan, landscape plan and cost estimate, arborist report, tree inventory and removal plan, building elevations, signage details and photometric plan;
 - b) The Owner shall provide the City with a letter of consent from each of the Owners of 161 and 199 Four Valley Drive respecting the preservation of trees located on the shared property lines and the letter must identify that any costs and activities associated with tree preservation shall be at the Owner's expense;
 - c) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for 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;
 - 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 traffic impact study;
 - e) The Owner shall provide the City of Vaughan with a letter of credit, in a form satisfactory to the City, for the proposed sidewalk and appurtenances fronting the Subject Lands on Four Valley Drive;
 - f) The Owner shall satisfy all requirements and obtain all necessary approvals from Ministry of Transportation ('MTO'); and
 - g) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada and Canada Post.

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 contact the Forestry Operations Division of the Transportation Services, Parks and Forestry Operation Department once the tree protection measures have been installed for inspection and approval according to City specifications.”

- b) “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.”