

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.18.029**  
**(Prima Vista Estates Inc.)**

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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, tree preservation plan, and sustainability performance metrics.
  - b) The Local Planning Appeal Tribunal shall approve the implementing zoning by-law for Zoning By-law Amendment File Z.03.024 and it shall be in-effect by.
  - c) The Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018, and upon finalization of the landscape plan, shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City.
  - d) The Owner shall submit an application to de-list the Subject Lands from the Municipal Register and must proceed to Heritage Vaughan, where Heritage Vaughan's recommendation to de-list must be ratified by Vaughan Council.
  - e) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, acoustic noise fence, Environmental Noise and Vibration Report, Traffic Impact Study and sustainability performance metrics.
  - f) The Owner shall revise the required plans, and if necessary, the implementing zoning by-law for Zoning By-law Amendment File Z.03.024, to provide for a right-of-way width of 15.5 m from Purple Creek Road with two in-bound and two out-bound lanes to the satisfaction of the City.
  - g) The Owner shall enter into a Subdivision Agreement to create the lots and blocks in accordance with the M-Plan. The Subdivision Agreement shall be executed and registered, and the M-Plan shall be registered prior to the execution of the Site Plan Letter of Undertaking. The construction of the extension of Purple Creek Road shall be incorporated within the subdivision agreement and precede the execution of the Site Plan Letter of Undertaking to the satisfaction of the Development Engineering Department.
  - h) The truck maneuvering plan shall be approved to the satisfaction of the Fire and Rescue Services and Environmental Services Departments.

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- i) The Owner shall provide any required easements to the TRCA and York Region, and any other required agency or the City, including any required easements for the Clean Water Collector by-pass sewer.
  - j) The Owner shall satisfy all requirements of York Region, including the transfer of the Teston Road widening and the approval of the Traffic Impact Study and Transportation Mobility Plan.
  - k) 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 Letter of Undertaking shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) “Retaining walls and acoustic fences and subsurface infrastructure be shall be included on the final Plan of Condominium, or situated within Parcels of Tied Lands (‘POTLs’) of the proposed townhouse units fronting onto the common element condominium road and that the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and acoustic fences and subsurface infrastructure and reserve a right of entry onto the POTLs) to carry out maintenance and replacement as required.”
  - b) “The on-site waste collection shall be the responsibility of the future condominium.”
  - c) “The Owner shall contact the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department once the tree protection measures have been installed for inspection and approval according to City specifications.”
  - d) “The Owner of the Development will be required to erect a commemorative plaque in a location to the satisfaction of the City”.
  - e) “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

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- 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.”