

Attachment 1 - Conditions of Site Plan Approval
Site Development File DA.19.001
(Prima Vista Estates Inc. and 840999 Ontario Ltd.)

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, signage, lighting, landscape plan, landscape details, landscape cost estimate, and Tree Inventory and Assessment Plan and Tree Protection Agreement.
 - 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.
 - f) 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.
 - g) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan including the revised plans providing for a waste storage room and loading pad both for Building A.
 - h) 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 prepared by Cole Engineering Group Ltd. and dated July 21, 2017, and the Transportation Mobility Plan prepared by Cole Engineering Group Ltd. and dated December 2019 to the satisfaction of York Region.

- 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 Letter of Undertaking 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 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.”
 - b) “That the Owner agrees to carry out, or cause to be carried out, the recommendations of the Stormwater Management Conformance letter prepared by SCS Consulting Limited and dated January 15, 2019 to the satisfaction of the Toronto and Region Conservation Authority.”
 - c) “The Owner shall agree that no vegetation removal will occur between April 1 and August 31 to the satisfaction of the Toronto and Region Conservation Authority.”