

**Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.18.080 (Roybridge Holdings Ltd.)**

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, and photometric plan;
 - b) The Owner shall provide tree protection to the four boulevard trees on Vaughan Valley Boulevard in accordance with the Council adopted Tree By-law 052-2018 and to the satisfaction of Vaughan Forestry. MLA-107B Light Duty Tree Hoarding Protection Details shall be used for trees within the road allowance;
 - c) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variance 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 Environmental Services Department, Waste Management Division shall approve the final waste collection plan;
 - f) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada and Canada Post.
 - g) The Owner shall satisfy all requirements of York Region, including implementing the recommendations and Transportation Demand Management ('TDM') measures in the traffic impact study.

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 inform the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Vaughan once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications;

- b) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board;
- c) “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, and 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.”