

Attachment 2 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.19.072 (Conmar Developments Inc. & Fenlands Vaughan Inc.) Conditions of Approval:

The Development Engineering Department recommends that Site Development File DA.19.072 be draft approved subject to the following conditions:

1. That prior to the execution of a Site Plan Agreement:
 - a. the Development Engineering Department shall approve the final grading plan, servicing plan (including interim and ultimate strategies), erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report and Transportation Studies;
 - b. the Owner shall have provided the updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced for sanitary sewage, to the satisfaction of the Development Engineering Department;
 - c. the Owner shall have provided the updated water servicing analysis and related drawings to demonstrate that the Subject Lands can be adequately serviced by water, to the satisfaction of the Development Engineering Department;
 - d. the Owner shall have provided the updated storm servicing analysis and related to demonstrate that the Subject Lands can be adequately serviced for storm water, to the satisfaction of the Development Engineering Department;
 - e. the Owner shall have entered into a Developers' Group Agreement with the other participating landowners within Block 34 East to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 34 East. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department.
 - f. the Owner shall submit a Letter from the Trustee for Block 34 East indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 34 East Developers' Group Agreement, to the satisfaction of the Development Engineering Department;

- g. the Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit for the conveyance of lands required for the creation of all required stormwater management ponds, any necessary municipal roads and municipal right-of-way(s) south of the Subject Lands, and shall arrange to prepare and register the associated reference plan at their expense, to the satisfaction of the Development Engineering Department;
- 2. The Site Plan Agreement shall include the following clauses:
 - a. The Owner shall convey to the City, the lands required for the creation of all required stormwater management blocks, any necessary municipal roads and municipal right-of-way(s) south of the Subject Lands, and shall prepare and register the associated reference plan at their expense, all to the satisfaction of the Development Engineering Department;
 - b. Following the creation of municipal roadway and right-of-way or when requested by the City, any temporary access driveways (i.e. access from Teston Road and Jane Street as shown on the civil engineering drawings) shall be removed complete with boulevard and road restoration to the satisfaction of the City and Region. The Owner shall agree to provide the necessary financial security in the form of a Letter of Credit, for this work, all to the satisfaction of the Development Engineering Department; and
 - c. The Owner shall decommission any temporary services constructed for the development and provide the necessary financial security in the form of a Letter of Credit for this work, all to the satisfaction of the Development Engineering Department.

Warning Clauses

1. "Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately cease all construction activities and immediately notify the Ontario Ministry of Heritage, Tourism, Sport and Culture Industries and the City of Vaughan Development Planning Department"
2. "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Bereavement Authority of Ontario of the Ministry of Government and Consumer Services."