

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.031 (2602002 Ontario 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, including the interim elevations, landscape plan, landscape details, landscape cost estimate, tree preservation plan, signage details, lighting plan, sustainability performance metrics and Arborist and Tree Preservation Report.
  - b) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the 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.
  - c) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Geotechnical Report complete with in-situ percolation testing of the existing soils, Subsurface Utility Engineering Report, Closed-circuit television inspection video complete with a condition assessment report, Transportation Study, and sustainability performance metrics.
  - d) The Environmental Services Department shall approve the final Waste Collection Design Standards Submission including the refuse/recycling room size.
  - e) The Parks Development Department shall approve the final Parkland Dedication Summary.
  - f) The Owner shall provide the City with a letter of consent from the Owner of 7867 Regional Road 27 respecting the removal of the tree on the property line and on 7867 Regional Road 27 and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
  - g) The Owner shall provide the City with a letter of consent from the Owner of 101 Ashbridge Circle respecting the removal of the tree on the property line and on 101 Ashbridge Circle and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.

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- h) The Owner shall satisfy all requirements 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 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.”
  - b) “The Owner shall notify NavCanada when the building is completed in accordance with their notification requirements.”
  - 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, 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.”