

Attachment 1 – Conditions of Site Plan Approval

Site Development File DA.19.063 (Nashville Developments (South) Inc.)

Conditions of Approval:

1. THAT prior to the execution of the Site Plan Agreement:
 - a. The conveyance of Part 1 of Block 231 from the City of Vaughan to the Owner shall be completed and an R-Plan deposited with the Land Registry Office, to the satisfaction of the Parks Planning Department.
 - b. The Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, arborist report, tree preservation plan and building elevations;
 - c. The Owner shall submit an updated arborist report and tree protection plan that identifies all trees within Part 1 of Block 231 and within 6 m of its boundary, and shall provide a revised landscape plan to include additional landscape screening for the proposed south parking area to the satisfaction of the Development Planning Department;
 - d. The Subdivision Agreement and Plan of Subdivision for Block 1111 within Phase 1A of Draft Plan of Subdivision File 19T-10V004 be registered on title and all associated conditions approved to the satisfaction of the City of Vaughan;
 - e. The Owner shall submit an updated Phase 1 Environmental Site Assessment ('ESA') Report, any further investigation reports as required by the Phase 1 ESA, and Reliance Letters to the satisfaction of the Development Engineering Department;
 - f. The Development Engineering Department shall approve the final site servicing and grading plan, stormwater management plan, sediment and erosion control plan, stormwater management report and traffic impact study; and
 - g. The Owner shall satisfy all comments of York Region.

2. THAT the Site Plan Agreement include the following conditions:
- a. “The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc. and Bell Canada”;
 - b. “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act and the City of Vaughan’s Cash-in-Lieu Policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the Infrastructure Development Department, Real Estate Services, and the approved appraisal shall form the basis of the cash-in-lieu payment”;
 - c. The Owner shall carry out the water balance mitigation strategy as described in the Functional Servicing Report prepared by Schaffers Consulting Engineers, dated April 2020, to the satisfaction of the Toronto and Region Conservation Authority”;
 - d. “The Owner shall comply with the following requirements of TransCanada:
 - i. Written consent must be obtained from TransCanada prior to undertaking the following activities:
 - constructing or installing a facility across, on, along or under a TransCanada pipeline right-of-way
 - conducting a ground disturbance (excavation or digging) on TransCanada’s pipeline right-of-way or within 30 meters of centreline of TransCanada’s pipe (the “Prescribed Area”);
 - driving a vehicle, mobile equipment or machinery across a TransCanada pipeline right-of-way outside the travelled portion of a highway or public road
 - using any explosives within 300 meters of TransCanada’s pipeline right-of-way
 - ii. During construction of the Subject Lands, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner to prevent unauthorised access by heavy machinery. The fence erected must meet TransCanada’s specifications concerning type, height and location. The Owner is responsible for ensuring

proper maintenance of the temporary fencing for the duration of construction;

- iii. Landscaping of TransCanada's right-of-way is to be approved in writing by TransCanada and done in accordance with TransCanada's Landscaping Guidelines:
 - TransCanada's right-of-way is to be seeded with Canada #1 seed
 - The Owner shall ensure a five (5) meter continuous access way is maintained over, through and within the right-of-way to facilitate access for future pipeline operation and maintenance activities
 - No portion of trees or shrubs at the time of maturity shall be permitted to encroach within five (5) meters of the edge of the TransCanada pipeline within the right-of-way
 - No trees or shrubs at the time of maturity that will reach a height greater than four (4) meters shall be planted within the right-of-way
 - Tree roots must not interfere with the pipeline
 - A minimum of five (5) meters between all groups of trees/shrubs will be established. A group is defined as 3-5 trees/shrubs
 - Irrigation systems are not permitted within TransCanada's right-of-way.
- iv. Storage of materials and/or equipment on TransCanada's right-of-way is not permitted;
- v. Original depth of cover over the pipelines within TransCanada's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised over the life of any facility due to rutting, erosion or other means;
- vi. Facilities shall be constructed to ensure drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur;
- vii. In the event TransCanada's pipelines suffer contact damage or other damage as a result of construction, stop work immediately and notify TransCanada at once;

- viii. The Owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions”.
- e. “The Owner shall satisfy the following requirements of Canada Post:
 - i. The Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
 - ii. The Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
 - iii. The Owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings;
 - iv. The Owner will agree to prepare and maintain an area of compacted gravel to Canada Post’s specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy; and
 - v. The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.”