

Attachment 1 – Conditions of Site Plan Approval

Site Development File DA.16.083 (3942198 Canada Inc. c/o Amardeep Deol)

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, landscape plan and cost estimate, building elevations, signage details and lighting plan;
 - b) The Development Engineering Department shall approve if required, the final Stormwater Management Brief, Noise Impact Study, grading, site servicing and erosion sediment control plans; and
 - c) The Owner shall satisfy all York Region conditions of approval as outlined in the Region of York's April 9, 2020, Approval Letter of Acknowledgement.

- 2) THAT the Site Plan Agreement shall include the following conditions, to the satisfaction of the City:

Conditions

- a) The Owner shall confirm fire-fighting arrangements have been made to the approval of the Vaughan Fire and Rescue Services Department.
- b) The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.
- c) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the *Planning Act* and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Real Estate Services, and the approved appraisal shall form the basis of the cash-in-lieu payment".

The cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

- d) The Owner shall obtain final Clearance from Alectra Utilities Corporation, Bell Canada and from Enbridge Distribution Inc.

- e) The Owner shall enter into a future agreement to amend the approved Site Plan Agreement, to the satisfaction of the City, if the Subject Lands becomes a corner lot through the Block 66 Plan approval process, to ensure appropriate landscaping and buffering continues to be maintained around the outside storage area on the Subject Lands at the sole risk and expense of the owner.
- f) The Owner shall enter into a future agreement, to the satisfaction of the City, if the Subject Lands become a corner lot through the Block 66 Plan approval process, to convey land free and unencumbered to the City to facilitate a north/south road and sight triangle.
- g) The Owner agrees the temporary office building proposed for the Subject Lands under this approved Site Plan Agreement is temporary and shall be replaced with a new permanent building, when servicing for the Subject Lands becomes available. The Owner shall enter into a future agreement to amend the approved Site Plan Agreement, to the satisfaction of the City, to include drawings, plans and appropriate conditions with respect to the new permanent building.
- h) The Owner agrees to implement all the requirements of the Ontario Municipal Board Order Minutes of Settlement. A copy of the approved Site Development Agreement will be provided to the Ontario Municipal Board.