

Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.20.028 (Farrington Court Estates Inc.) Conditions of Approval:

- 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, landscape plan, landscape cost estimate, Arborist Report, tree inventory and tree protection plan;
 - b) The Development Engineering Department shall approve the final grading plan, serving plan, erosion and sediment control plan, Functional Servicing / Stormwater Management Reports and the accompanying engineering drawings for stormwater, sanitary and water network analysis. The Owner shall confirm if shoring is required for the construction of the proposed underground parking garage. If shoring is required, the Owner may be required to enter into an encroachment agreement with the City to satisfy conditions, financial or otherwise that the City deems applicable; The Owner shall satisfy all requirements of the Development Engineering Department and pay the Development Engineering Site Plan Complex fee pursuant to the in-effect Fees and Charges By-law;
 - c) The Owner shall enter into a Tree Protection Agreement, which includes securities for trees to be preserved and protected in accordance with the approved Arborist Report. All tree removals shall be in accordance with the approved Arborist Report and tree removal costs and tree compensation costs shall be in accordance with Vaughan's Tree Protection Protocol. The Owner shall pay a Tree Protection Agreement application fee. A cash-in-lieu payment for the tree removals is required at an amount to be determined by the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department; and
 - d) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;

2. THAT the Site Plan Letter of Undertaking shall include the following provisions 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.” and
 - b) “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:
 - i) archaeological resources are found on the property during grading or construction activities 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.”