

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

Site Development File DA.20.037 (York Region) 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, signage plans, lighting plan, landscape plan and, landscape cost estimate, and sustainability performance metrics;
 - b) The Development Engineering Department shall approve the final grading plan, servicing plan, erosion sediment control plan, functional servicing/ stormwater management reports and the accompanying drawings. York Region shall satisfy all requirements of the Development Engineering Department and shall pay the Engineering Site Plan fees pursuant to the in-effect Fees and Charges By-law;
 - c) York Region shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of the technical report, from the Committee of Adjustment. The Committee's decision for the Minor Variance Application shall be final and binding, and the York Region shall satisfy any conditions of approval imposed by the Committee;
 - d) York Region shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority and shall pay the required fee(s); and
 - e) All requirements and necessary approvals from York Region's - Community Planning and Development Services Branch shall be satisfied;
- 2) THAT the Site Plan Letter of Undertaking shall include the following provisions to the satisfaction of the City:
 - a) "Construction monitoring by a licenced archaeologist must occur to confirm the presence or absence of deeply buried human remains and/or archaeological resources"
 - b) "York Region 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 York Region must cease all grading or construction activities; and
- ii. where human remains are encountered during grading or construction activities, York Region must cease all grading or construction activities. York Region shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”