

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.18.066 (Anatolia Capital Corp.)

1. THAT prior to the execution of the Site Plan Agreement:
 - a) the Development Planning Department shall approve the final Site Plan, Building Elevations, Landscape Plan, Landscape Details, Landscape Cost Estimate, and Arborist Report, Tree Inventory and Tree Protection Plan
 - b) the Development Engineering Department shall approve the final Site Servicing Plans, Site Grading Plans, Sediment Control Plans, Phase 1 and Phase 2 Environmental Site Assessments ('ESA'), Stationary Noise Impact Study, Functional Servicing & Stormwater Management Report (FSR/SWM), Traffic Impact Study (TIS) complete with a Phasing Plan, Geotechnical Report complete with in-situ percolation testing and accompanying engineering drawings
 - c) the Owner shall pay the Development Engineering Site Plan Complex fee in accordance with Fees and Charges By-Law 171-2013, as amended by By-law 023-2019, to the satisfaction of the Development Engineering Department
 - d) the Owner shall enter into an agreement with the City to design, construct and provided securities at an estimated cost of **\$1,406,712.00** for the construction of municipal servicing for stormwater management, water distribution and municipal sanitary sewer network required to service the Subject Lands, all to the satisfaction of the City
 - e) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan
 - f) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada and Hydro One Inc.
 - g) The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority ('TRCA')

- h) The Owner shall satisfy all requirements and obtain all necessary approvals and permits from the Ministry of Transportation (MTO) before any construction being undertaken,
 - i) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region
 - j) That the applicant erects a fence along the outermost limit of the natural heritage system to prevent future encroachments, to the satisfaction of the City;
 - k) That the applicant submits an updated Sustainability Performance Metric (SPM) scoring tool and cover letter demonstrating how the development meets minimum threshold requirements, to the satisfaction of the City.
 - l) The Owner shall provide registered confirmation of clearance of Archaeological Assessment conditions and requirements for the entire area affected by the proposed development from the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) The Owner shall inform the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Vaughan once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications
 - b) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board
 - c) Prior to the development of subsequent phases for the Subject Lands including Blocks 3 and 4 as referenced on a Draft Plan of Subdivision dated May 6, 2020, the Owner through the Block 59 Developers' Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, temporary sanitary pumping station (TSPS), storm and stormwater management pond(s), land conveyances including the construction of future roads internal to Block 59, and registration of

easements. Or the Owner shall front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, temporary sanitary pumping station (TSPS), storm and stormwater management pond(s), land conveyances including the construction of future roads internal to Block 59 and the registration of servicing and access easements. The Agreements shall be registered against the lands to which they apply, to the satisfaction of the Development Engineering Department

- d) The Owner shall agree to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Block 59 Master Environmental Servicing Plan (MESP) and/or the current Functional Servicing & Stormwater Management Report to service the Subject Lands
- e) The Owner shall agree to front-end finance, contribute to and/or participate in an ongoing Flow Monitoring Program to the satisfaction of the City. This Flow Monitoring Program will be in effect until the development is redirected to the ultimate servicing outlet. The Flow Monitoring Program is to ensure construction Inflow-Infiltration is monitored and managed to the satisfaction of the City. This Flow Monitoring Program will be in effect until completion of construction (Guaranteed Maintenance / Assumption etc.)
- f) The Owner shall commit to York Region's Servicing Incentive Program (SIP) to the satisfaction of York Region and the City
- g) The Owner, at its own expense, shall be responsible to complete the Closed-Circuit Television ('CCTV') inspection of the downstream sanitary sewage sub-trunk system, on a yearly basis, to confirm the condition of the pipe and existing downstream conveyance capacity to the satisfaction of the City
- h) The Owner shall agree to develop their lands via phasing and progressive approval. Approval of a subsequent phase will depend on confirmation of generation rates (dry and wet weather flows) in the previous phase
- i) Prior to the conveyance of external lands including SWMP W1, Owner shall implement the following to the satisfaction of the City:

- i. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - ii. Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - iii. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
- j) Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- i. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
 - ii. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP)

document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.

- iii. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
 - iv. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
- k) Prior to commencement of any work on the subject lands, the Owner shall arrange a pre-construction meeting with representatives of the Vaughan Development, Inspection & Lot Grading Division of the Development Engineering Department to advise Vaughan of the intended construction schedule, contact names and telephone numbers and details of means to protect and maintain clean roadways, municipal services and properties beyond the Lands
 - l) The Owner shall obtain any required additional permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation)
 - m) The Owner is required to contact the City's Environmental Services Department through the Development Inspection and Lot Grading division of DE, at least 72 hours in advance of connecting to and/or disconnecting from any municipal services (Including any required re-location works) to ensure that staff is present on site to observe the works including the decommissioning of services and to provide any additional requirements to their sole satisfaction
 - n) The Owner is required to contact the City of Vaughan Environmental Services Department to purchase the required water meter. Please note, the water meter shall be installed with sufficient read-out equipment to the satisfaction of the City of Vaughan
 - o) 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, and 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
- p) The Owner shall agree to the following clauses provided by Bell Canada
 - i. The Owner shall grant to Bell Canada, in words satisfactory to Bell Canada, any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements
- q) The Owner shall include the following warning clauses within all Offers of Agreement of Purchase and Sale or Lease for all lots abutting the Open Space, Valleylands and associated buffers:
 - i. "Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers and are designed for naturalization and therefore shall receive minimal maintenance"
 - ii. "Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities"
 - iii. "Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffers within which the City or other contracted party may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail"

- r) The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the Endangered Species Act, 2007, S.O.2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the Act.

- s) The Subject Lands are located within the MTO Permit Control Area. MTO permits are required for all buildings located within 46m from the Highway 427 Future Transit property line and a radius of 365 m from the centre point of the Highway 427 Future Transitway and Rutherford Road, prior to any construction being undertaken. Permit applications are available on the MTO website

- t) The daylight triangles related to the "Street G" at Langstaff Road must be conveyed to the City of Vaughan. The right of way for "Street G" across the Subject Lands must be dedicated to the City of Vaughan.