

Attachment 1 - Conditions of Site Plan Approval

Site Development File DA.20.038 (Dirsan Holding Inc)

- 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, and tree inventory and tree protection plan;
 - b) The Development Engineering Department shall approve the final grading plan, servicing plan, erosion and sediment control plan, Stormwater Management Report, Photometric Lighting Plan and Noise Impact Study. The Owner shall satisfy all requirements of the Development Engineering Department and shall pay the Engineering Site Plan Review fees pursuant to the in-effect Fees and Charges By-law;
 - c) The Transportation Engineering Department shall approve the location of the waste storage room or compacted roll-off container in accordance with the Solid waste Management Policy, and the location of snow storage area on the final grading plan;
 - d) The Owner shall obtain final clearance from Alectra Utilities Corporation, Bell Canada, Canada Post, Enbridge Distribution and Rogers Communications; and
 - e) the Owner shall satisfy all requirements of Metrolinx.
- 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."
 - 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.”
- c) “The Owner shall provide a dedicated communications duct terminating at the property line at Rodinea Road as required by Rogers Communications”.
- d) “The Owner shall acknowledge and convey any easements deemed necessary by Bell Canada to serve this development at no cost to Bell Canada, and
- e) The Owner shall abide by the requirements of the *Endangered Species Act* (2007) and the *Migratory Birds Convention Act* (1994).