

Attachment 1 – Conditions of Approval
Site Development File DA.20.032 – (Franca Zeppa)

- 1) THAT prior to the Execution of the Site Plan Agreement:
- a) The Owner shall provide a revised Sustainability Performance Metric ('SPM') scoring tool and cover letter that accommodates bird friendly design features and recognizes any design changes that were made to the Development, to the satisfaction of the City.
 - b) The waste collection design standards form shall be approved to the satisfaction of the City.
 - c) The Owner shall successfully obtain approval from the Committee of Adjustment for a Minor Variance Application for any required variances. The Committee's decision regarding the Variance Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
 - d) The Owner shall enter into a Development Agreement with the City for the design and construction of municipal works external to the Subject Lands required to support the proposed Development, unless alternative arrangements are made in the form of another agreement, to the satisfaction of the City. The Development Agreement shall be registered against the lands to which it applies and, upon execution, shall satisfy conditions of the City, financial or otherwise, to the satisfaction of the City.
 - e) The Owner shall agree in the Development Agreement to design and construct alternate service connections and access to future municipal infrastructure to be constructed on Huntington Road as part of the Huntington Road Urbanization Project and/or provide financial contribution to the City to undertake this work, all to the satisfaction of the City. This requirement shall last for a period of 5 years following final site plan approval after which the Owner shall agree to provide access permission to the City or its agents for future construction of alternate service connections to municipal infrastructure on Huntington Road.
 - f) The Owner shall pay Development Engineering's Site Plan Complex and Grading fee pursuant to the Fees and Charges By-law as amended, prior to execution of the Development Agreement. The 2021 fee amount is \$7,211.95 [(1486.44 sqm x \$4.65/sqm) + \$300 ICI Grading Base Fee, HST exempted].

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- g) The Owner may be required to facilitate and coordinate the preparation of an amending Subdivision Agreement for the Nashville Heights Phase 3, Draft Plan of Subdivision File 19T-10V004 for the design and construction of municipal water and sanitary infrastructure proposed, pay fees and post securities on the unassumed Kincardine Street, to the satisfaction of the City.
- h) The Owner shall provide a certification letter from the Engineering Consultant for the Nashville Heights Phase 3, Draft Plan of Subdivision File 19T-10V004 for the design and construction of municipal water and sanitary infrastructure proposed on the unassumed Kincardine Street, to the satisfaction of the City.
- i) The Owner shall provide the City with a clearance letter from the Trustee of the Block 61 Landowners Group, for the municipal water and sanitary infrastructure proposed on the unassumed Kincardine Street, to the satisfaction of the City.
- j) The Owner shall coordinate the relocation of utilities as required on Huntington Road, with the appropriate utility service provider. The relocation of utilities on Huntington Road shall be coordinated with the City to ensure there is no conflict with the City's Huntington Road Urbanization Project.
- k) The Owner shall obtain all necessary approvals/permits from York Region, as applicable, as the Regional watermain is located within Huntington Road.
- l) The Owner shall provide a revised Functional Servicing Report and accompanying engineering drawings that address all comments to the satisfaction of the City which shall include a comprehensive stormwater, sanitary and water network analysis of the proposed Development's systems. The revised report shall demonstrate that adequate stormwater management measures, sanitary discharge and water supply for the fire flow demands is available for the Subject Lands.

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- m) The Owner shall satisfy all requirements of York Region, including, but not limited to:
 - i. The Owner shall submit an updated Site Servicing Plan showing the confirmed location of the Region's 750 mm watermain;
 - ii. The Owner shall pay a \$20,000.00 security deposit for all works within the Huntington Road right-of-way; and
 - iii. The Owner shall provide a certificate of insurance to the satisfaction of the Region's Manager of Insurance and Risk.

- n) The Development Planning Department shall approve the Site Plan, Landscape Plan, Landscape Details, Landscape Cost Estimate, Building Elevations, Architectural Materials, Signage Details, Photometric Plan and Arborist Report to the satisfaction of the Development Planning Department.

- o) The Development Engineering Department shall approve the Site Plan, Servicing Plan, Grading Plan, Erosion and Sediment Control Plan, Functional Servicing and Stormwater Management Report, to the satisfaction of the Development Engineering Department.

- p) The Owner shall enter into a Tree Protection Agreement in accordance with the City's Tree Protection Protocol By-law 052-2018 and submit a final planting plan to the satisfaction of the Development Planning Department and the Forestry Operations Division of Transportation Services Parks and Forestry Operations.

- q) The Owner shall submit a letter of acknowledgment to the Parks Infrastructure Planning and Development Department as it relates to the request to consider opportunities for public programming and events on a case-by-case basis, to allow the City to enter into a Shared Use Agreement with the Owner at any time for the provision of public programming to the mutual satisfaction of the Parties, within the proposed private community centre space.

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- 2) THAT the Site Plan Agreement shall include the following provisions and/or Warning Clauses, to the satisfaction of the City:
- a) “The Owner and/or operator of the day nursery facility is advised of the potential hazards associated with the abutting agricultural use. Potential hazards may include but are not limited to the application of pesticides/herbicides, dust migration and the presence of heavy machinery”.
 - b) “The Owner and/or operator of the day nursery facility shall take necessary precautions to ensure occupant safety when active agricultural practices such as crop spraying, harvesting and field ploughing are occurring nearby”.
 - c) The City of Vaughan reserves the right to enter into a Shared Use Agreement with the Owner of the community centre at any time to use the space for public programming and or events on a case-by-case basis, to the mutual satisfaction of the City and the Owner.
 - d) The Owner shall carry out, or cause to carry out the water balance mitigation strategy as described in the Functional Servicing and Stormwater Management Report, prepared by Condeland Consulting Engineering & Project Managers, dated November 13, 2020, to the satisfaction of the Toronto and Region Conservation Authority.
 - e) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan’s Development Planning Department, Urban Design and Cultural Heritage Department shall be notified immediately.
 - f) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
 - g) Prior to the issuance of a Building Permit, the Owner shall pay to the City applicable Development Charges in accordance with the Development

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Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board.

- h) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Office of Infrastructure Development Department, Real Estate Services, and the approved appraisal shall form the basis of the cash-in-lieu payment.
- i) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, Rogers Communications, Hydro One and Canada Post.