

Attachment 1
Conditions of Site Plan Approval
Site Development File DA.19.052 (Betovan Construction Limited)

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 details, landscape cost estimate, noise study, arborist report, tree inventory and tree protection plan;
 - b) The Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 052-2018 and the City's Tree Protection Protocol;
 - c) The Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan, functional servicing and stormwater management report, noise report, external lighting plan and construction management plan;
 - d) The Owner shall pay Development Engineering's Site Plan Complex fee pursuant to the Fees and Charges By-law, as amended. The fee amount is \$7,352.00 (HST exempt). This amount is based on 2021 Fee By-law rates, and is subject to increase, should the fee not be paid within this calendar year;
 - e) Prior to approval by the Development Engineering Department, the Owner shall obtain, as applicable, all necessary approvals/permits from the Regional Municipality of York, to their sole satisfaction;
 - f) the Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction;
 - g) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - h) The Owner shall satisfy all requirements from Canada Post, Alectra Utilities Corporation, Enbridge Gas Distribution Inc., Bell Canada and Rogers Communication Inc;
 - i) The Owner shall satisfy all requirements from York Region.