

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

### **Site Development File DA.20.056 (TDC Medical Properties Inc.) Conditions of Approval:**

- 1) THAT prior to the execution of the Letter of Undertaking:
  - a) The Development Planning Department shall approve the final site plan, lighting plan, landscape plan and details and landscape cost estimate;
  - b) The Development Engineering Department shall approve the final grading plan, erosion and sediment control plan and stormwater management report;
  - c) The Owner shall satisfy all requirements of the Development Engineering Department, including the submission of a Traffic Demand Management Study, and shall pay the Engineering Site Plan fees pursuant to the in-effect Fees and Charges By-law;
  - d) The Owner shall obtain a Private Property Tree Removal & Protection Permit in accordance with the City's Tree Protection Protocol By-law 052-2018 and submit a final tree inventory, preservation and removals plan and Arborist Report to the satisfaction of the Development Planning Department and Forestry Operations Division of Transportation Services and Parks and Forestry Operations;
  - e) The Owner shall successfully obtain a permit revision to permit C-2003336 from TRCA to facilitate site alterations to the new parking lot. The Owner shall also pay the required fee(s), satisfy all requirements and obtain all necessary approvals from TRCA, including the approval of the final site-specific water balance assessment.
  - f) The Owner shall obtain an encroachment permit from York Region regarding the ownership of maintenance new plantings within the right-of-way. The Owner shall also pay the required fee(s), satisfy all requirements and obtain all necessary approvals from York Region, including the approval of the final landscape plan and details, final tree inventory, preservation and removals plan, and final Arborist Report.