

Attachment 1 – Conditions of Approval
Site Development File DA.20.034 – APRA Truck Line.

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The implementing Official Plan Amendment and Zoning By-law Amendments shall be enacted by Vaughan Council and be final and binding;
 - b) The Owner shall submit a revised Functional Servicing and Stormwater Management Report and accompanying engineering drawings to the satisfaction of the Region of York, which shall include a comprehensive stormwater management analysis. The revised report shall demonstrate that adequate stormwater management measures are implemented for the Subject Lands to the satisfaction of the Region of York;
 - c) The Owner shall provide Development Engineering with York Region approval of the development, including the proposed works of the existing entrance within the regional right-of-way (Major Mackenzie Drive);
 - d) The Owner shall provide an updated Arborist Report and Tree Preservation Plan to the satisfaction of the City;
 - e) The Owner shall obtain a Private Property Tree Removal and Protection Permit to the satisfaction of the Forestry Operations Division;
 - f) The Owner shall pay Development Engineering's Site Plan fee (simple), in accordance with the Fees and Charges By-law, as amended;
 - g) 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 51 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. The cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Vaughan Council cash-in-lieu waiver policy implemented in 1998 remains in effect to exempt cash-in-lieu payments for industrial lands.
 - h) The Owner shall agree to participate in a future Block plan process as identified by the West Vaughan Employment Area Secondary Plan;
 - i) The Development Planning Department shall approve the final arborist report, tree preservation plan, site plan, waste management plan, landscape plan, landscape details, landscape cost estimate, building

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elevations, architectural materials, and sustainability metrics to the satisfaction of the Development Planning Department;

- j) The Development Engineering Department shall approve the final site servicing plan, grading plan, erosion and sediment control plan, functional servicing and stormwater management report and the waste collection design standards form;
- k) The Owner shall satisfy all requirements of Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, Rogers Communications, Hydro One and Canada Post; and
- l) The Owner shall satisfy all requirements of York Region provided in their letter dated January 25, 2021.