

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.18.094 (Huntington-Fifty Investments 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, and photometric plan;
 - b) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variance to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
 - c) The Development Engineering ('DE') Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, and Traffic Impact Study ('TIS');
 - d) Or initiation of any construction activities, whichever comes first, the Owner shall provide the City with necessary construction plans including traffic & construction management plans and enter into an agreement and/or permit as required by the City, all to the satisfaction of the City;
 - e) The Owner shall enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to road (urbanization of Huntington Road), water, wastewater, storm and any land conveyances, as required for the Subject Lands at no cost to the City. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City;
 - f) The Owner shall agree in the Development Agreement, among other things, to:
 - i. Design and construct any required improvements to the municipal infrastructure to support this development, including but not limited to urbanization of Huntington Road, and required municipal services on Huntington Road;
 - ii. Design and construct street lighting/pedestrian scale lighting system on Huntington Road to the satisfaction of the City. The

streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape/Open Space Master Plan

- iii. Pay applicable agreement fees and other pursuant to the City Fees and Charges By-law as amended and post necessary letter of credits; and
 - iv. Submit a geotechnical report that identifies the existing site conditions and provides recommendations for the design and construction of the proposed municipal infrastructure and services including a pavement design structure for ideal and non-ideal conditions to the satisfaction of the City. The Owner shall agree to carry out, or cause to carry out, the recommendations of the report to the satisfaction of the City;
- g) Or the initiation of construction activities, whichever comes first, the Owner shall enter into a Developers' Group Agreement with the other participating landowners, Huntington Landowners Cost Sharing Agreement, to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the urbanization of Huntington Road, and municipal services on Huntington Road. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands;
- h) Or the initiation of the construction activities, whichever comes first, the Owner shall submit a letter from the Huntington Cost Sharing Group Inc. Trustee that the Owner has fulfilled all cost sharing and other obligations of the Huntington Landowners Cost Sharing Agreement, to the satisfaction of the City;
- i) The Owner shall pay Development Engineering's Site Plan Simple Fee and Development Engineering's Grading Inspection ICI base fee pursuant to the Fees and Charges By-law as amended. The fee amount is \$4,450.00 (Site Plan Fee) and \$300.00 (Grading Inspection Fee);
- j) Roybridge Investments Limited has designed the sanitary sewers to accommodate flows from external lands included in plans shown on Schedule "N2" within the Development Agreement – Vaughan West (South) Corporate Park between the City and Roybridge Investments Limited. In the event that any external land that connects to the sanitary sewer system which was oversized at the Owner's cost, shall contribute to

the cost of the sanitary sewer oversized as per Subsection 16.21 at a rate of \$1,289.21/net plus 3% City Administration Cost. Prior to final approval of the Plan, the Owner shall pay the City the sum of \$3,344.41 ($\$1,289.21 \times 2.5186\text{ha} = \$3,247.00$ plus 3% City Administrative cost = \$3,344.41) plus applicable taxes for its proportionate share of the costs associated with the design and construction of the oversized sanitary line. The City shall deduct its 3% administration cost and forward the balance to the Owner;

- k) The Owner shall complete and provide in-situ percolation testing of the existing soils to determine adequacy of the proposed infiltration trenches required to satisfy on-site 5mm stormwater retention and quantity control;
 - l) A revised Stormwater Management Report (SWM), Geotechnical Report complete with in-situ percolation testing, Sustainability Performance Metrics (SPM) Scoring Tool, and accompanying engineering drawings shall be submitted to the satisfaction of the City, as required;
 - m) The Owner shall address all Development Engineering Department's comments to the satisfaction of the Development Engineering Department;
 - n) Proof of York Region and Peel Region approvals shall be forwarded to the Development Engineering Department prior to final engineering sign-off;
 - o) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan;
 - p) The Owner shall satisfy all requirements from Hydro One Inc., Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, Rogers Communications and Canada Post;
 - q) The Owner shall satisfy all requirements of York Region.
 - r) The Owner shall satisfy all requirements of Peel Region.
2. THAT the Site Plan Letter of Undertaking shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board;

- 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 that:
- i. archaeological resources are found on the property during grading or construction activities, and 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.”