

**Attachment 1**  
**Conditions of Site Plan Approval Site Development File DA.21.013**  
**(LIMESTONE GALLERY INVESTMENTS INC)**

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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, building materials, landscape plan, landscape details, and landscape cost estimate.
- b) 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, waste collection plan, and construction management plan;
- c) the Owner shall pay the applicable fees and post necessary letter of credits including the Development Engineering Site Plan Complex review fee and building water charge pursuant to the City Fees and Charges Bylaw as amended;
- d) the Owner shall apply through the Forestry Division of the Transportation Service, Park and Forestry Operation Department for a tree removal (construction/infill) permit for trees #345 and #355 as identified in the Arborist Report.
- e) the Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction;
- f) the Owner shall satisfy all requirements of Alectra Utilities Corporation, Enbridge Gas Distribution Inc., Hydro One, Bell Canada and Rogers Communication Inc.
- g) the Owner shall satisfy all requirements of York Region.
- h) the Owner shall satisfy all requirements for Ministry of Transportation Ontario
- i) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for variances to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee of Adjustment's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee

2. THAT the Site Plan Letter of Undertaking shall include the following provisions to the satisfaction of the City:

- a) "The Owner shall contact the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department once the tree protection measures have been installed for inspection and approval according to City specifications."

- 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:
- i) archaeological resources are found on the property during grading or construction activities 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."