

**Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.21.018 (Caplink 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 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');
 - c) The Owner shall pay the City the sum of \$18,458.29 plus applicable taxes for its proportionate share of the costs associated with the design and construction of the oversized sanitary line identified in the Development Agreement between the City and Roybridge Investments Limited. The City shall deduct its 3% administration cost and forward the balance to the owner, Roybridge Investments Limited;
 - d) 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 roads, water, wastewater, storm, storm diversion pipe, 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 unless alternative arrangements are made to the satisfaction of the City;
 - e) The Owner shall agree to design and construct the north to south road that connects to the Keyes Court's extension to the satisfaction of Development Engineering Department. The Owner will be required to submit the engineering drawings for review and approval by the Development Engineering Department;
 - f) The Owner shall provide an updated Traffic Study for review and approval to the satisfaction of the City. The Traffic Study shall include the geometric design of the City Roads to the satisfaction of the City;
 - g) The engineer shall provide detailed engineered drawings of the storm diversion pipe system for approval under this Site Plan Application. The

drawings shall show the pipe connection to the Region's culvert crossing Langstaff Road and shall obtain York Region approval;

- h) The Owner shall arrange to prepare and register a reference plan at their expense of the Subject Lands showing the proposed easements in favor of the City, over identified storm diversion pipe, future road lands and control structures fronting Huntington Road, for the purposes of access, construction, operations, and maintenance related to the servicing of the Subject Lands to the satisfaction of DE. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit;
- i) 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;
- j) 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;
- k) Proof of Peel Region, York Region, and the TRCA approvals shall be forwarded to the Development Engineering Department prior to final engineering approval;
- l) Prior to final Site Plan Approval, the Owner shall address all Development Engineering Department's comments to the satisfaction of Development Engineering Department;
- m) The Owner shall satisfy all requirements from Hydro One Inc., Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, Rogers Communications and Canada Post;
- n) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region;
- o) The Owner shall satisfy all requirements and obtain all necessary approvals from Peel Region;
- p) The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto Region and Conservation Authority;

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;
 - c) The Owner shall pay the dedication by-law fee, assign a street name, and convey the proposed access road and infrastructure which is identified as a municipal road in the approved Block 57/58 Plan to the City when requested and deemed appropriate in association with the east/west road link to Huntington Road pursuant to the Block 57/58 Plan, all to the satisfaction of Development Engineering Department;
 - d) The proposed road shall be designed as per City of Vaughan standards as part of the Block 57/58 Transportation Master Plan. Currently, the proposed road shall act as an access driveway but shall be constructed as a public road which will be conveyed to the City in the future for the north to south road link that ties Langstaff road to Keyes Court as part of the Block 57/58 Plan and the Transportation Master Plan;
 - e) The Owner is required to contact City of Vaughan Environmental Services directly at least 72 hours in advance of connecting to and/or disconnecting from any municipal water services to ensure that staff is present on site to observe the works and to provide any additional requirements to their sole satisfaction;

- f) The Owner shall obtain any applicable permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e., curb cuts/fills, sidewalk installation, boulevard rehabilitation);