

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

Site Development File DA.17.008 (Levi Jacobson)

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lighting plan, Tree Protection Plan.
 - b) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment (the 'Committee') for the site-specific exceptions 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 Department shall approve the final grading plan, servicing plan, erosion and sediment control plan, and the Servicing and Stormwater Management Design Brief.
 - d) The Owner shall satisfy all technical and financial requirements of York Region prior to receiving final approval.
 - e) The Owner shall at their cost, facilitate the removal of the easement located on the east property line (described as Instrument No. VA57249 in favour of the City) and shall provide a solicitor's certificate of title together with any other documentation reasonably required by the City to the satisfaction of the Development Engineering Department.
 - f) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division.
2. THAT the Site Plan Agreement 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." and

- 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.”
- c) “The Owner shall agree to maintain the stormwater management infrastructure proposed along the east property line up to the limits of the Centre street right-of-way and ensure the infrastructure is operating and maintained in perpetuity as intended by the design engineer on the Site Servicing Plan prepared by Masongsong Associates Limited and final approved by the Development Engineering Department.”.
- d) “The Owner agrees that all waste collection activities shall occur outside the hours that the classroom activities operate”.