

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.20.042 (Vaughan Baptist Church)

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, Sustainability Performance Metrics and Photometric Plan;
 - b) The Development Engineering ('DE') Department shall approve the final Site Servicing and Grading Plan, Erosion Sediment Control Plan, Functional Servicing and Storm Water Management Reports, Waste Collection Plan, Site Plan Drawings, and Traffic Impact Study ('TIS');
 - c) The Owner shall provide a clearance and acceptance letter from the Ministry of Heritage, Sport, Tourism, and Culture Industries for the Stage 4 Archaeological Assessment Report to the satisfaction of the City;
 - d) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, and Canada Post;
 - e) The Owner shall provide an updated Arborist Report and Tree Preservation Plan and shall obtain a Private Property Tree Removal and Protection Permit to the satisfaction of the Forestry Operations Division;
 - f) The Owner shall provide details on the size of each Molok container to the satisfaction of the Environmental Services Department, Solid Waste Management Division;
 - g) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region;
 - h) The Owner shall satisfy all requirements and obtain all necessary approvals from the TRCA. The Owner shall convey the required lands into public ownership (TRCA) free of all charges and encumbrances, to the satisfaction of TRCA; and
 - i) The Owner shall successfully obtain approval of a Minor Variance Application(s) 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 and/or warning clauses, to the satisfaction of the City:
 - a) 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;
 - b) The Owner is required to contact the City of Vaughan Environmental Services Department 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; and
 - c) 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).