

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.11.0113
(Ozner Corporation South)

1. THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, building elevations, lighting, landscape plan, landscape details, landscape cost estimate, arborist report, tree preservation plan and tree compensation plan.
 - b) The implementing Official Plan for Official Plan Amendment File OP.11.011 and the implementing zoning by-law for Zoning By-law Amendment File Z.11.024 shall be in full force and effect.
 - c) The Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018, and upon finalization of the landscape plan, shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City.
 - d) The Owner shall provide written authorization from the abutting property owner to the south at 10101 Weston Road prior to the removal of any trees to the satisfaction of the City.
 - e) The Development Engineering ('DE') Department shall approve the final site plan, servicing plan, grading plan including the retaining wall details, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, and Traffic Impact Study.
 - f) A Phase Two Environmental Site Assessment ('ESA') Report shall be prepared to investigate potential contaminants from the use of pesticides and unknown fill on the Subject Lands, and a Letter of Reliance for the use of the Phase One - ESA Report and Phase Two – ESA Report shall be prepared and approved to the satisfaction of the DE Department.
 - g) The Owner shall satisfy all requirements from York Region, including providing any required easements to York Region, and any other required agency or the City.
 - h) The Owner shall satisfy all requirements from Hydro One, Alectra Utilities Corporation, Enbridge Gas, Bell Canada, Rogers Communications and Canada Post.
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:

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- a) “Retaining walls and acoustic fences and subsurface infrastructure be shall be included on the final Plan of Condominium and that the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and acoustic fences and subsurface infrastructure.”
- b) “The on-site refuse and recycling collection and snow removal shall be the responsibility of the future condominium corporation.”
- c) “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.”
- d) “The Owner shall contact the Forestry Operations Division for a Private Property Tree Removal and Protection Permit (Construction/Infill) for the removal/injury to trees (over 20 cm DBH) on the Subject Lands or municipally owned trees of any size and trees located within 6 m of the Subject Lands in accordance with Tree By-law 052-2018.”
- e) “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, to which 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.”