

**Attachment 2 – Conditions of Site Plan Approval**  
**Site Development File DA.18.067 (Anatolia Block 59 Developments Limited)**

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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 Details, Landscape Cost Estimate, Arborist Report, Tree Inventory and Tree Protection Plan, and Sustainability Performance Metrics.
  - b) the Development Engineering Department shall approve the final Site Servicing Plans, Site Grading Plans, Sediment Control Plans, Noise Impact Study, Functional Servicing & Stormwater Management Report ('FSR/SWM'), Traffic Impact Study ('TIS') complete with a Phasing Plan, Geotechnical Report complete with in-situ percolation testing and accompanying engineering drawings.
  - c) the Owner shall enter into a Tree Protection Agreement with the Development Planning Department, to identify the standards and procedures required by the City to protect public and private trees through the development review processes as indicated in the Tree Protection Protocol.
  - d) the Owner shall pay the Development Engineering Simple Site Plan fee in accordance with the Fees and Charges By-Law 171-2013, as amended by By-law 023-2019, to the satisfaction of the Development Engineering Department.
  - e) The Owner shall be required to file for a Ministry of the Environment, Conservation, and Parks ('MECP') Record of Site Condition ('RSC') for the entirety of the Subject Lands in accordance with the City's Contaminated Site Policy.
  - f) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan.
  - g) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, Canada Post, and Hydro One Inc.
  - h) The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority ('TRCA').

- i) The Owner shall satisfy all requirements and obtain all necessary approvals and permits from the Ministry of Transportation ('MTO') before any construction being undertaken.
  - j) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region.
  - k) The Owner shall satisfy all the conditions of lifting the Holding Symbol '(H)' and the By-law to lift the Holding Symbol '(H)' shall be approved for the required portion of the Subject Lands
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) The Owner shall inform the Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications.
  - b) 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.
  - c) The Owner shall agree to notify both the Ministry of Heritage, Sport, Tourism, and Culture Industries 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
  - d) The Owner shall include the following warning clauses within all Offers of Agreement of Purchase and Sale or Lease for all lots abutting the Open Space, Valleylands and associated buffers:

- i. "Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers and are designed for naturalization and therefore shall receive minimal maintenance"
  - ii. "Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities"
  - iii. "Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffers within which the City or other contracted party may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail"
- e) The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the Endangered Species Act. 2007, S.O.2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the Act.