

**Attachment 1 - Conditions of Site Plan Approval**  
**Site Development File DA.20.053 (2118349 Ontario Ltd.)**

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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, signage, lighting, landscape plan, landscape details and landscape cost estimate.
  - b) The zoning by-law amendments to Zoning By-laws 1-88 and 001-2021 shall be approved and in-effect.
  - c) The Development Engineering ('DE') Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, stormwater management, and revised reports including the Functional Servicing and Stormwater Management Report (FSR/SWM'), Traffic Impact Study ('TIS'), Traffic Demand Management ('TDM'), Noise Impact Study ('NIS') and the Owner shall provide proof of Ministry of Transportation ('MTO'), York Region and TRCA approvals that shall be forwarded to the DE Department prior to final engineering sign-off to the satisfaction of the DE Department.
  - d) The Owner shall install tree protection hoarding to protect the tree to the northwest of the Subject Lands within the Huntington Road right-of-way and notifying the Forestry Division or Development Planning Department once the tree protection hoarding has been installed for inspection and approval according to City specifications, prior to the execution of the Site Plan Agreement.
  - e) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan for the Subject Lands.
  - f) The Owner shall satisfy all requirements of York Region, including the provision of updated engineering drawings for review and approval, a note stating that "Right-in/right-out access onto Langstaff Road will be shared with the adjacent property to the west.", and the execution of a Site Plan Agreement with York Region to the satisfaction of York Region.
  - g) The Owner shall satisfy all requirements from Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post.
2. THAT the Site Plan Agreement shall include the following conditions and/or warning clauses, to the satisfaction of the City:

Conditions:

- 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, 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.”
- b) “That the right-in/right-out access onto Langstaff Road shall be a shared access with the adjacent lands to the west.”
- c) “A future driveway interconnection shall be provided between the Subject Lands and the adjacent lands to the west to connect to the future Hunter’s Valley Road extension to the satisfaction of the City. Access easements, if required, shall be provided.”

Warning Clauses for all Offers of Sale and Purchase or Lease for any Lot or Block on the Subject Lands

Prior to the transfer of any Lot or Block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such Lot or Block.

- d) “The Owner of the Subject Lands and/or its successors acknowledges lot level controls for stormwater quality via a Jellyfish Filtration Unit has been provisioned for the Subject Lands according to the approved Civil Engineering Plans and Functional Servicing and Stormwater Management Report. The Filtration Unit is required to meet the minimum 80% Total Suspended Solids (‘TSS’) removal target prior to discharge to City and Regional stormwater sewers within Huntington Road and Langstaff Road. The Owner of the Subject Lands shall be responsible for regular inspection and maintenance of the Filtration Unit to ensure proper function and maintain the minimum 80% TSS removal from the Subject Lands.”
- e) “The Owner of the Subject Lands and/or its successors acknowledges on-site permeable paver parking spots have been provisioned for the Subject Lands to satisfy City and Toronto and Region Conservation Authority policies according to the approved Civil Engineering Plans and Functional Servicing and Stormwater Management Report. The Owner of the Subject Lands shall be responsible for regular inspection and maintenance of the permeable paver parking spots to ensure proper function.”