

SCHEDULE H

CONDITIONS OF APPROVAL

- 1) That prior to finalization of the Site Plan Agreement, **modification of the site plan package** be required to include the following to the satisfaction of the City:

#	Condition	Date	Sign.
a.	That revised submission materials (plans, studies, drawings) be submitted to the City as required to capture additional items arising out of ongoing project due diligence to the satisfaction of the Community Services Department and the Engineering and Public Works Department.		
b.	That the final approved site and construction plans reflect the requirements of the Accessibility for Ontarians with Disabilities Act and the Ontario Building Code respecting matters of accessibility.		
c.	That the final approved Site Plan show the 1.5 m sidewalk on the north side of 'Private Lane East' extended east to facilitate future pedestrian connection through Block 6 to the intersection of 10 th St E and 16 th Ave E.		
d.	That the owner considers designating one (1) of the visitor parking stalls located along 'Private Lane East' as a van accessible (Type 'A') stall.		
e.	That the final approved site plan shows the solid board fence installed along the east and west interior lot lines as being a minimum of 1.8 m high.		
f.	That the final approved Landscape Plan shows the planting of trees or shrubs along the west lot line on the interior of the 1.8 m solid board fence to soften its unvaried appearance and buffer the site from existing residential land uses to the west.		

#	Condition	Date	Sign.
g.	That the owner considers the planting of a landscaped bed at the southeast corner of the intersection of 'Private Lane South' and 'Private Lane East', south of the communal mailbox area and adjacent to the five-unit townhouse block fronting 'Private Lane East'.		
h.	That the owner considers the planting of landscaped beds at the front (north) of the site, at the intersection of 'Private Lane South' and the future 14 th St E.		

2) That the Owner enter into a **Site Plan Agreement** with the City, which will be registered on title, requiring among other matters:

#	Condition	Date	Sign.
a.	Provision of a two-year timeframe for completion of all works with the final dates to be specified in the Site Plan Agreement.		
b.	Provision of Security in the amount of \$20,000. <input type="checkbox"/> Paid Date: _____ Method: _____		
c.	Payment of the Engineering Review Fee. <input type="checkbox"/> Paid Date: _____ Method: _____		
d.	That a Street Occupation Permit and/or Special Services Application, which may include a Servicing Agreement, be obtained prior to any work on City-owned property and prior to the issuance of a Building Permit.		
e.	That the Owner provide an easement for the watermain and access across Block 6, Plan 16M-75, to the satisfaction of the Director of Public Works and Engineering required by the City to be conveyed and registered in an acceptable manner, for which the City Clerk will require the following to be provided at the applicant's expense: <ul style="list-style-type: none"> a) A reference plan describing the lands subject to the easement. b) An Acknowledgement and Director form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf. 		

- 3) That the Owner enter into a **Site Plan Agreement** with the City, which will be registered on title, requiring prior to the issuance of a **Building Permit** among other matters:

#	Condition	Date	Sign.
a.	That Minor Variance A07-2021 shall be confirmed to be in full force and effect.		
b.	That an undertaking be executed with the City for the completion of the future pedestrian connection from Block 4 through Block 6 of the East Court Residences Subdivision.		
c.	That Development Charges be paid in full, or the owner enter into a Development Charges Exemption Agreement with the City, to the satisfaction of the Director of Corporate Services.		
d.	That all roads and services are substantially constructed to the lot line in a manner and to a standard acceptable to the City in accordance with the requirements of the East Court Residences Subdivision Agreement.		