

## 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.   |      |       |

- 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 \$10,000.<br><input type="checkbox"/> Paid      Date: _____      Method: _____  |      |       |
| c. | Payment of the Engineering Review Fee.<br><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. |      |       |

| #  | Condition   | Date | Sign. |
|----|---|------|-------|
| e. | That the Building Elevations (A9 & A10) illustrating architectural design form part of the Site Plan Agreement and shall be adhered to.   |      |       |
| f. | That no further lot creation shall proceed without implementation of formal Architectural Control Guidelines that address building type, material, and colour, among other matters, to be registered on title of the subject lands. |      |       |

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

| #  | Condition   | Date | Sign. |
|----|---|------|-------|
| a. | Provide payment of the Engineering Review Fee and post the required securities stipulated by the Site Plan Agreement.   |      |       |
| b. | Provide payment of all City and County Development Charges.   |      |       |
| c. | Ensure 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. |      |       |