

## SCHEDULE F

### 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 plan and construction plans reflect the requirements of the <i>Accessibility for Ontarians with Disabilities Act</i> , the <i>Ontario Building Code Act</i> , and City standards.		
c.	That the barrier-free parking stall must meet the requirements for design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b and AODA requirements.		
d.	That the bicycle rack be relocated to the north side of the building, east of the internal sidewalk so that the bicycle rack does not infer with barrier free path of travel		
e.	That the internal sidewalk to the north of the building be 1.5 m wide to comply with AODA.		
f.	That a 1.5 m wide walkway (barrier free path of travel) be provided that travels along the northern boundary of parking A and connects the internal sidewalk north of the		

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	building to the future municipal sidewalk on the east side of 3 <sup>rd</sup> Ave W		
g.	That a 1.5 m wide walkway (barrier free path of travel) be required from the internal concrete sidewalk north of the building along the west side of the building to the main entrance to provide an accessible path of travel from parking area A to the main entrance. The walkway will travel behind the covered parking spaces.  Further, that appropriate signage be provided at the front of each covered parking stall reminding drivers of the pedestrian walkway at the rear of the parking stall.		
h.	That a 1.5 m wide walkway (barrier free path of travel) be required along the west side of parking area B. The walkway will connect to the painted barrier free path of travel that crosses the internal drive aisle and connects the accessible parking stall to the main entrance of the building.		
i.	That the Black Cedar (non-native to our area) be replaced with Black Spruce (native to our area) on the Landscape Plan.		
j.	That additional screening, either trees or a solid board fence, be added along the south lot line from the front (west) of Parking Area B to the front (west) corner of the proposed residential building.		

- 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 \$25,000.00		
c.	Payment of the Engineering Review Fee.		

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d.	Payment of the Capital Contribution in the amount of \$12,600.00 for future construction of a concrete sidewalk.		
e.	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.		
f.	<p>That the agreement include the clauses:</p> <ul style="list-style-type: none"> <li>Should previously undocumented (i.e., unknown or deeply buried) archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the Ontario Heritage Act. Further, archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the Ontario Heritage Act and may not be altered, or have artifacts removed from them, except by a person holding an archaeological licence.</li> <li>The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar of Burial Sites, War Graves, Abandoned Cemeteries and Cemetery Closures, Ontario Ministry of Government and Consumer Services.</li> </ul>		
g.	Provision of a 1.5 m wide road allowance widening to the County of Grey and the City across the 3 <sup>rd</sup> Ave W frontage of the property.		
h.	That prior to the issuance of a Building Permit a Commercial Entrance Permit and an Exemption may be		

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	required from the Grey County Director of Transportation Services if the required setback from the centre of the road for all structures cannot be achieved.		
i.	That the Architectural Brief prepared by Tim Fanstone Architect dated March 11, 2021, be included in the Site Plan Agreement as a schedule.		