

## SCHEDULE E

### 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 (AODA) and the Ontario Building Code (OBC) respecting matters of accessibility.		
c.	Provision of a revised Servicing and Grading Plan demonstrating the extension of municipal services (water and sewer) from the lot line to the proposed indoor storage building, to the satisfaction of the Manager of Engineering Services and the Chief Building Official. The municipal service connection to the building shall be constructed in accordance with City Engineering Standards and Ontario Building Code requirements.		
d.	That the final approved site plan shows a minimum of eight (8) off-street parking stalls in accordance with the provisions of the City's Zoning By-law.		
e.	That the final approved site plan shows all standard off-street parking stalls as being a minimum of 2.65 m wide by 6.0 m long in accordance with the provisions of the City's Zoning By-law.		
f.	That the final approved site plan shows one (1) barrier-free, van accessible (Type 'A') stall that meets the		

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	requirements for design and signage as detailed in City's Standard Drawings E1a, E1b, E4a, E4b, AODA, and OBC requirements.		
g.	That the final approved site plan shows a bicycle parking area showing a minimum of one (1) stall.		
h.	That the final approved site plan shows a 1.5 m landscape buffer strip along the entirety of the front (north) lot line, fronting 23 <sup>rd</sup> St E, consisting of a row of trees, in accordance with the provisions of the City's Zoning By-law. A mix of deciduous and coniferous plantings are recommended.		
i.	That the final approved site plan shows a minimum landscaped open space equal to twenty-five percent (25%) of the lot area and that landscaped open space be included in the site statistics, in accordance with the provisions of the City's Zoning By-law.		
j.	That the final approved site plan shows external lighting at strategic points along the building façade to illuminate entryways in accordance with the OBC.		
k.	That the final approved site plan shows a minimum of two (2) exterior light standards to illuminate the proposed parking area and pathway to the entrance of the building.		
l.	That if an outdoor garage and recycling area is required, the final approved Site Plan shall show the location, setbacks, and enclosure details compliant with the City's Zoning By-law and Engineering Standards.		
m.	That the final approved site plan shows an AODA compliant pedestrian pathway of travel from 23 <sup>rd</sup> St E to the front entrance of the building.		
n.	That the final approved grading and servicing plan show the outlet to the stormwater management pond and the outlet to the ditch having geotextile and riprap installed to protect the outfall areas from erosion.		
o.	That the final approved details and notes plan show construction details for the overflow weir and outlet protection.		

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p.	That the final approved site plan shall show the required 5.0 metres by 5.0 metres unobstructed sight triangles at all accesses.		
q.	That confirmation be provided from a qualified person (e.g., professional engineer) respecting the suitability of the underlying soil conditions in relation to the proposed development, prior to the issuance of a Building Permit, to the satisfaction of the GSCA and the City's Chief Building Official (CBO).		
r.	That the final approved site plan shows the installation of an accessible entrance at the front (north) of the building, in accordance with OBC requirements.		

- 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 \$5,000.		
c.	Payment of the Engineering Review Fee.		
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 confirmation be provided to the satisfaction of the Public Works and Engineering Services Department and Planning Division as to the approach for on-site waste management (i.e., storage, disposal) and that the accepted approach be reflected in the Site Plan Agreement.		
f.	That the owner is responsible for any maintenance or repair operations to the private on-site stormwater management system.		

- 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**, the Owner:

#	Condition	Date	Sign.
a.	Confirm the total volume of fuel to be stored on site, if any, to the satisfaction of the Risk Management Office (RMO) and the City's Planning Division. The owner is put on notice that if fuel storage exceeds 15,000 litres, a Risk Management Plan is required pursuant to the <i>Clean Water Act</i> prior to the installation of any fuel storage on site.		
b.	Obtain a permit from the Grey Sauble Conservation Authority (GSCA).		