

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.	Provision of a revised Servicing Feasibility Study to the satisfaction of the Manager of Engineering Services.		
d.	That the final approved Site Plan show the standard parking stall located within the 5.0 m by 5.0 m site triangle east of the site access removed and replaced with landscaping.		
e.	That the final approved Site Plan show the loading space within the 5.0 m by 5.0 m site triangle west of the site access relocated to a suitable location elsewhere on-site and replaced with landscaping and one (1) additional standard parking stall. The loading space dimensions shall be shown as a minimum of 3.5 m wide by 10 m long in accordance with the City's Zoning By-law. Planning Staff and Engineering Services Staff recommend that the loading space be relocated to be south of the northern entrance of the building, adjacent to the 1.5 m sidewalk.		

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f.	That the final approved Site Plan show a drop curb adjacent to the revised loading space location.		
g.	That the final approved Site Plan show barrier-free parking stalls compliant with AODA, OBC, and the City's Standard Drawing E4a.		
h.	That the final approved Site Plan show a 1.5 m landscape buffer strip along the west lot line consisting of a continuous hedgerow of trees in accordance with Section 5.23 (c) and (f) of the City's Zoning By-law.		
i.	That the final approved Site Plan show a continuous hedgerow of trees or shrubs planted along the interior face of the retaining wall along east lot line in accordance with Section 5.23 (c) and (f) of the City's Zoning By-law.		
j.	That the final approved Site Plan show a tactile walking surface indicator (TWSI) installed at the north entrance of the building where the painted pedestrian pathway meets the curb.		
k.	That the applicant considers the installation of accessible push buttons at the north and south building entrances to enhance accessibility at the site.		
l.	That the final approved Site Plan show outdoor scooter parking adjacent to the bicycle parking area.		
m.	That the final approved Landscape Plan show the removal of one (1) boulevard basswood tree from the 5.0 m by 5.0 m sight triangle required at the site access point.		
n.	Provision of a Tree Survey and Tree Preservation Plan to the satisfaction of the Manager of Parks & open Space and Manager of Planning and Heritage.		
o.	That the owner considers extending the northern limit of the 1.5 m sidewalk across the building face southerly to align with the unopened road allowance of 5 th Ave W.		
p.	That the final approved site plan shows a fire route in accordance with the Ontario Building Code and City of Owen Sound Fire Route By-law 2009-086.		

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q.	That the final approved floor plans show an annunciator panel installed in proximity to the main entrance of the building in accordance with the Ontario Building Code.		
r.	That the owner considers the provision of a fire department key box (Chubb Box) on the exterior of the building for after hours emergency access.		

- 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.		
c.	Payment of the Engineering Review Fee (estimated \$9,742).		
d.	Payment of the Capital Contribution (\$5,282) for future sidewalk construction.		
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.	That an unobstructed pathway from the nearest fire hydrant to the fire department connection shall be provided and maintained at all times.		
g.	That prior to the issuance of Certificate of Compliance, the Owner shall confirm that the lots have merged on title through an appropriate means under the Planning Act, to the satisfaction of the Director of Community Services.		

- 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.	That Minor Variance A09-2021 shall be confirmed to be in full force and effect.		
b.	That Development Charges be paid in full, or a Development Charges Exemption Agreement be executed with the City, to the satisfaction of the Director of Corporate Services.		