

## SCHEDULE G

### 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 a final Stormwater Management Report be completed that further addresses stormwater thermal controls and final detailed design to the satisfaction of the Grey Sauble Conservation Authority and the Manager of Engineering Services.		
c.	That the water meters, backflow preventers and by-pass piping to be either in the building mechanical rooms or in meter huts, as in-ground meter chambers for the water meters or backflow preventers are not acceptable. The erection of meter huts, whether attached or detached to the exterior of a building, may require additional Planning Act Approvals.		
d.	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.		
e.	That the barrier-free parking stall must meet the requirements for design and signage as detailed in the		

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	City's Standard Drawings E1a, E1b, E4a, E4b and AODA requirements.		
f.	That the developer consider providing additional bicycle parking and that at least a portion of the bicycle parking be covered.		
g.	That the developer consider the provision of electric vehicle charging stations.		
h.	That the internal sidewalks (adjacent to parking area and internal drive aisle) be required to comply with AODA as a condition of approval and be at least 1.5 m wide.		
i.	That the developer consider making all internal pathways be 2.0 meters in width. Pathways are those internal pedestrian corridors that connect the various buildings on site including the amenity building and which are not located adjacent to the off-street parking area.		
j.	That the developer provide AODA compliant rest areas along the internal pedestrian pathways and within the landscaped space around the amenity building and that the developer consider shading at least a portion of the rest areas with trees or shade structures.		
k.	That the developer consider the provision of an outdoor recreational space in the form of a playground for children aged 0-12 years above ground garden boxes and community outdoor seating/BBQing facilities for example. Play facilities shall meet "CSA Guidelines for Playground Equipment".		
l.	That the site and servicing drawings be revised as per Engineering Services Division comments dated April 19, 2022.		
m.	That the developer consider locating the fire department connections planned for the buildings adjacent to the main entrance to the buildings where possible.		

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n.	That the elevations be amended to reflect that the portions of the buildings to be clad in 'brick pattern' be required to be constructed using genuine red-brown brick, not cultured stone product.		
o.	That the developer consider providing designated protected mobility scooter parking with charging capabilities either internal or external to the building.		

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

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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 \$75,000.00 <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, in consideration of the required road allowance widening, the municipal sidewalk on the east of 2 <sup>nd</sup> Ave W between 11 <sup>th</sup> and 12 <sup>th</sup> St W shall be removed and replaced with an AODA compliant sidewalk offset 0.3 metres from the subject land's new 2 <sup>nd</sup> Avenue West property line as per City Standard Drawing OSS-103A and aligned with the existing sidewalks at the intersections with 11 <sup>th</sup> Street West and 12 <sup>th</sup> Street West.  The sidewalk replacement shall be completed prior to the issuance of the first Occupancy Certificate and will be at the developer's sole effort and expense to the	✓	

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	satisfaction of the Manager of Engineering Services under the authority of a Servicing Agreement or other appropriate mechanism, which may require posting of securities, among other matters.		
f.	<p>That the design and construction of the midblock crossing will be at the developer's sole effort and expense to the satisfaction of the Manager of Engineering Services under the authority of a Servicing Agreement or other appropriate mechanism, which may require posting of securities, among other matters.</p> <p>The crossing shall be required to be constructed in accordance with Ontario Traffic Manual standards as a signalized crossing (anticipated that the pedestrian crossover will be an Ontario Traffic Manual Book 15 – Level 2 – Type "B" crossing with illumination) and be completed prior to the issuance of the first Occupancy Certificate.</p>		
g.	That a provision of the site plan agreement provide clarification that appropriate waste management procedures are required to ensure that the proposed waste system does not become a nuisance to residents in terms of odour and adequate storage. Waste management for the site is the sole responsibility of the owner.		
h.	That a provision of the site plan agreement provide notice to the developer that given the lack of snow storage on site, removal of snow from the site is required following each significant snow event.		
i.	That a road widening of 5.2 metres is required along the east side of 2 <sup>nd</sup> Avenue West frontage of the property, as well as 5.0m x 5.0m sight triangles at the intersections of 11 <sup>th</sup> Street West/2 <sup>nd</sup> Avenue West and 12 <sup>th</sup> Street West/2 <sup>nd</sup> Avenue West. Conveyance is to be confirmed by the developer prior to the issuance of a Certificate of Compliance.		

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j.	That the requested notices from the Bluewater District School Board be included the agreement and the developer is required to provide the notices to all future residents through the rental agreement.		
k.	Should any soils or areas be discovered on site during construction that require or are suspected of requiring additional remediation the developer shall cease work immediately and contact the City as well as a person qualified under the Environmental Protection Act to deal with such matters. Site alteration shall not recommence until such time as the matter is investigated and resolved to the satisfaction of the Manager of Engineering Services.		
l.	<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>		