

**SCHEDULE F**

**CONDITIONS OF APPROVAL**

A. 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.
1.	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.		
2.	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. Specifically:		
	a. That the design and signage of the van accessible (Type 'A') stall meet City Standard Drawing E1A, AODA, and OBC requirements.		
	b. That the final Building Elevations indicate the height of the covered, at-grade parking area on the north side of the building and the overhead canopy at the front (west) side as being of minimum of 2.1 m in accordance with AODA requirements.		
	c. That the south side building entrance providing access to the scooter parking storage area be accessible in accordance with OBC requirements.		
	d. That the north side building entrance adjacent to the van accessible (Type 'A') stall be accessible in accordance with OBC requirements.		
	e. That the final approved Site Plan show AODA compliant curb ramps, complete with tactile walking surface indicators (TWSIs) at either end of the vehicular site entrance.		

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	f. That the final approved Site Plan show a TWSI detail in accordance with City standards (red cast iron).		
	g. That the Owner's consulting engineer provide confirmation that the running slopes and cross slopes of all accessible aisles, exterior paths of travel, and curb ramps meet AODA requirements.		
	h. That the Owner's consulting engineer provide confirmation that changes in level of exterior paths of travel meet AODA requirements.		
	i. That the final approved Site Plan show the 0.9 m concrete path of travel to the rear (east) of the building extended northerly to connect to the proposed concrete island on the north (side) façade, in front of the garage door access to the interior utility room.		
3.	Provision of a valid Record of Site Condition that meets the requirements of Ontario Regulation 153/04 under the Environmental Protection Act, including filing with the Ministry of Environment, Conservation and Parks or a letter of opinion from a qualified professional confirming that an RSC is not required.		
4.	That the Owner consider providing the required rough ins for a minimum of two (2) electric vehicle charging facilities as part of the proposed development.		
5.	That the final approved Site Plan show a minimum of two (2) bicycle parking spaces for the proposed dwelling units either interior or exterior to the building in accordance with the requirements of the Zoning By-law.		
6.	<p>That the final approved Site Plan and Landscape Plan indicate a continuous row of shrubs along the north (side) lot line, on the south side of the existing decorative metal fence, to create a solid vegetative screen having a minimum height of 1.5 m in accordance with the requirements of the City's Zoning By-law.</p> <p>The plant species recommended by Parks and Open Space Staff are <i>Pinus nigra</i> (Austrian Pine), and/or <i>Chamaecyparis thyoides</i> (Falsecypress).</p>		

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7.	That the final approved Site Plan show sight lighting at all building entrances, in accordance with the Ontario Building Code (OBC).		
8.	<p>That the final approved Site Plan show site lighting details that meet the requirements of Section 5.23.1 of the City's Zoning By-law. Specifically, sight lighting shall:</p> <ul style="list-style-type: none"> <li>a. Be arranged in such a way that excessive light and glare is not deflected onto adjoining properties.</li> <li>b. Have a minimum illumination of 6.2 lux.</li> <li>c. Have a maximum to minimum uniformity ratio of 3:1.</li> <li>d. Be dark sky compliant.</li> <li>e. Have a correlated colour temperature (CCT) of 3000 degrees.</li> <li>f. Be LED type.</li> </ul>		
9.	That the final approved Site Plan show the interior side yard and rear yard setbacks of the garbage collection/storage area as being a minimum of 0.9 m in accordance with the requirements of the Zoning By-law.		
10.	That the final approved Site Plan indicate a 1.5 m high solid board fence along a portion of the rear (east) lot line and a fence detail, to the satisfaction of the Manager of Planning & Heritage. The fence shall commence at the northeast corner of the site and be approximately 17 m in length to terminate the southwest corner of 1020 4 <sup>th</sup> Avenue East.		
11.	That the final approved Site Plan and Landscape Plan indicate additional tree/shrub plantings to the rear (east) of the outdoor garbage storage/collection area, to the satisfaction of the Manager of Planning & Heritage, to buffer it from the adjacent land use at 1063 3 <sup>rd</sup> Avenue East.		
12.	<p>That the final approved Servicing Plan and Details indicate the following, to the satisfaction of the Manager of Engineering Services:</p> <ul style="list-style-type: none"> <li>• A single water meter for the proposed six-storey building.</li> </ul>		

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	<ul style="list-style-type: none"> <li>• An anchor tee and valve at the single tap location of the municipal watermain or branch line on site.</li> <li>• A water shut-off valve at the lot line.</li> <li>• The existing water service capped at the main and water box removed to the satisfaction of the Manager of Public Works.</li> <li>• The existing wastewater service capped at the main and decommissioned to the satisfaction of the Manager of Public Works.</li> <li>• The existing stormwater service capped at the existing catch basin on City property and decommissioned to the satisfaction of the Manager of Public Works.</li> <li>• The proposed stormwater quality treatment infrastructure relocated to be wholly contained on private property.</li> <li>• Water service installation as per City of Owen Sound standard drawings OSS-413, -414, or -415.</li> <li>• An inspection manhole at the property line in accordance with the City's Sewer Use By-law (2006-034).</li> </ul>		
13.	That the final approved architectural and civil drawings be coordinated to show consistent details including, but not limited to, minimum parking stall numbers and sizes and snow storage areas.		
14.	That the final approved Site Plan show appropriately sited Community Mail Boxes (CMBs) in accordance with the requirements of Canada Post and City standards.		
15.	That the final approved Site Plan and Landscape Plan show the location of the 5.0 m by 5.0 m sight triangles required at the site access points.		
16.	That the final approved Landscape Plan indicate the height of any proposed plantings within the required site triangles. Section 5.11.3 of the City's Zoning By-law does not permit plantings with a mature height greater than 0.6 m within the required sight triangle.		
17.	That the final approved Landscape Plan indicate the size of the proposed plantings that meets the minimum acceptable size for plant material per the City's Tree Preservation Policy CS69.		

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18.	That the final approved Landscape Plan indicate a minimum of 50 per cent (50%) coniferous plantings per the City's Tree Preservation Policy CS69.		
19.	That the Owner consider planting a minimum of seven (7) coniferous plantings in addition to the proposed seven (7) deciduous plantings, for a total of 14.		
20.	That the Owner consider adding visual interest throughout the growing season to the proposed planting beds containing 'Karl Foerster', by planting a variety of perennial species that bloom at different times during the year.		
21.	That the Owner consider relocating the proposed 'Honey Locust' adjacent to the existing two-storey building at 1035 2 <sup>nd</sup> Avenue East, further east to be between the proposed row of shrubs and accessible parking stall to ensure that the tree has sufficient space to grow and establish a healthy canopy. The Owner shall also consider offsetting the location of the proposed Honey Locust further from the north side of the building and replacing it with a species of shrub, such as a <i>Hydrangea paniculate</i> (Tree Hydrangea)		
22.	That the final approved Site Plan show the location of fire department connections for the sprinkler and/or standpipe system to the satisfaction of the City's Fire Prevention Officer. The fire department connection for an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed as per the OBC.		
23.	That the final approved Site Plan show the location of the fire route as per the OBC and the City's Fire Route By-law to the satisfaction of the City's Fire Prevention Officer.		
24.	That the final approved Site Plan show the location and a detail of the fire route signage as per the OBC and the City's Fire Route By-law to the satisfaction of the City's Fire Prevention Officer.		

B. 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.
1.	Provision of a two-year timeframe for completion of all works, with the final dates to be specified within the Site Plan Agreement.		
2.	Provision of Security in the amount of \$25,000. <input type="checkbox"/> Paid      Date: _____      Method: _____		
3.	Payment of the Engineering Review Fee. <input type="checkbox"/> Paid      Date: _____      Method: _____		
4.	That prior to the issuance of Certificate of Compliance for the development, the Owner’s solicitor provides written confirmation, to the satisfaction of the City, that the properties (1043 and 1057 3 <sup>rd</sup> Ave E) have merged on title through an appropriate means under the Planning Act.		
5.	That prior to the issuance of Certificate of Compliance for the development, the Owner’s solicitor provides written confirmation, to the satisfaction of the City’s Director of Community Services, that the existing Parking Use Agreement has been removed from the title of 1057 3 <sup>rd</sup> Avenue East.		
6.	That prior to the issuance of a Building Permit, the Owner of 1043 and 1057 3 <sup>rd</sup> Avenue East and the Owner of 320 10 <sup>th</sup> Street East enter into an undertaking, to the satisfaction of the City’s Director of Community Services, acknowledging the requirement to establish formal easements and enter into an easement agreement, which shall be registered on title, providing for reciprocal means of vehicular and pedestrian access, drainage, and servicing (water and wastewater).  The required easements and related easement agreements shall be approved and registered prior to the issuance of Certificate of Compliance for the development.		
7.	That the provision of a 1.5 m high fence and/or vegetative screen is not required along the southern interior lot line given that easements and related		

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	agreements are required to be approved and registered for the development prior to the issuance of Certificate of Compliance that will allow the subject lands and 320 10 <sup>th</sup> Street East to function as one lot for the purposes of parking, vehicular and pedestrian site access, among other matters.		
8.	That prior to the issuance of Certificate of Compliance, the Owner obtain site plan approval for the proposed development on 320 10 <sup>th</sup> Street East and 1035 3 <sup>rd</sup> Avenue East and that the minor site plan application be supported by an updated, fully dimensioned Site Plan and Landscape Plan sufficient for determining compliance with the City's Zoning By-law.		
9.	That prior to the issuance of a Building Permit, confirmation be provided by the applicant's qualified professional that fire dampers will be installed on all south facing windows or, that a Limiting Distance Agreement be executed with the property owners of 1043 and 1057 3 <sup>rd</sup> Avenue East, 320 10 <sup>th</sup> Street East, and the City, to the satisfaction of the Chief Building Official.		
10	That prior to the issuance of a Building Permit, the Owner obtain an Entrance Permit, and any other required approvals, from the County of Grey Transportation Services Department for the modified 3 <sup>rd</sup> Avenue East site entrance.		
11	That the Owner is responsible for keeping the site, including surface parking stalls required for zoning compliance and pedestrian pathways, free and clear of snow and shall be responsible for the removal of snow from the site following each significant snow event.  Snow storage areas shall drain to the internal stormwater management system, cannot occupy parking areas required for zoning compliance, cannot be located on City-owned property, and cannot be located within the northeast corner of the site, intended as a garbage collection/storage area.		

C. That the Owner enter into a **Site Plan Agreement** with the City, which will be registered on title, requiring, among other matters, that the Owner enter into a **Servicing Agreement** with the City, which will be registered

on title, requiring approval from City Council and specifying, among other matters, the following:

#	Condition	Date	Sign.
1.	Provision of securities equal to 100 per cent (100%) of the value of the works on City property.		
2.	That the Owner provide municipal service connection (water, wastewater, and storm sewer) to the proposed development.		
3.	That the Owner cap and/or decommission the existing service connections (water, wastewater, and storm sewer) to the satisfaction of the City's Manager of Public Works.		
4.	That the Owner restore impacted infrastructure (e.g., sidewalks), to the satisfaction of the City's Manager of Public Works and the Manager of Engineering Services.		
5.	That the Owner is responsible for 100 per cent (100%) of the cost of design and construction of the off-site works.		