

SCHEDULE E

DRAFT CONDITIONS OF APPROVAL A08-2025

1. That approval of Committee of Adjustment Consent Application B08-2025 is obtained and the conditions pertaining to the consent are fulfilled.
2. That construction occur substantially in accordance with the sketch submitted with the application and attached as Schedule "A" to the decision of the Committee of Adjustment to the satisfaction of the City's Chief Building Official, including an attached garage for each dwelling unit.
3. That notwithstanding the reduced required front yard setback permitted by A08-2025, any surface parking stall shall provide minimum dimensions of 2.65m by 6.0m if located the front yard having direct access to 2nd Street West.
4. That any existing driveway providing access to the lot as of the date of this decision shall be removed and the boulevard reconstructed to the satisfaction of the Manager of Engineering Services prior to a Building Permit being issued for any new construction.
5. That a tree preservation and planting plan for the severed and retained lots, including any boulevard trees, be prepared to the satisfaction of the Community Services Department. The developer shall demonstrate that every effort is made to retain the mature privately owned trees to the satisfaction of the City and that any tree removal must be justified and replaced in accordance with the City's Residential Tree Preservation Policy or its successor (generally at a ratio of 2:1).