

CONDITIONS OF SITE PLAN APPROVAL

- A.** The following conditions must be satisfied prior to final site plan approval, recognizing that this site plan approval shall be considered a conditional approval and not a final approval for the purpose of determining compliance with other applicable law under the Building Code Act unless these conditions are complied with at which time the Director of Planning Services will grant final Site Plan Approval:
- 1) **Planning Services:** That the owner submits the following, to the satisfaction of the Planning Services Department:
 - i) Final Drawings - That the applicant submits 3 sets of coordinated and professionally stamped final drawings, to the satisfaction of the Planning Services Department.
 - 2) **Development Engineering Forestry:** The owner shall undertake and complete the following to the satisfaction of Development Engineering Forestry staff
 - i) Revise the Arborist Report indicating the proper process for tree removals under the Site Plan process.
 - ii) Revised the Landscaping Plan to provide for a better tree species diversity along the easterly property boundary.
 - iii) Installation of tree protection barriers and inspection by Development engineering prior to final Site Plan approval.
 - 3) **Fire Prevention:** That the owner revise the site plan drawing to reflect the fire access route as shown on the plan submitted with the Fire Access Route application to the satisfaction of Fire Prevention staff.
 - 4) **Oakville Hydro:** That all matters related to Oakville Hydro including a security deposit of \$10,000 be satisfactorily addressed.
 - 5) **Halton Region:**
 - i) The Owner shall contact the Regional Services Permit Section for review and approval of the proposed water and sanitary servicing, to obtain water and sanitary sewer Services Permits, and pay all necessary fees.
 - ii) The Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The owner further agrees to decommission any existing wells in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.
 - iii) The Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The owner further agrees to decommission any existing private septic systems in accordance with MOE guidelines prior to commencing the development of

these lands to the satisfaction of the Region's Development Project Manager.

- iv) The owner shall agree that pre and post development storm water flows from the site to the existing drainage system on Bronte Road are maintained both during and after construction, such that there are no adverse impacts to the existing drainage system on Bronte Road, to the satisfaction of Halton Region's Development Project Manager.
- v) An Entrance Permit must be applied for, reviewed and approved by Halton (with approved design drawings of the entrance attached to the Entrance Permit) for the proposed new access.
- vi) Information regarding the flashing beacons be provided as addressed above to the satisfaction of Halton Region.

B. The following conditions must be satisfied but are not required to be met prior to building permit issuance:

1. That this approval lapse if no building permit has been issued within two years from the date of final site plan approval.
2. That all conditions of this site plan approval shall have been complied with prior to June 30th of the second year following the issuance of the building permit failing which town staff may proceed to draw on the securities to complete all outstanding site plan conditions.
3. Site Plan approval does not include approvals of any proposed signage regulated by the Town of Oakville Sign By-law 2006-005, as amended. The applicant has been advised that all proposed signage must comply with the sign by-law or seek a variance to the by-law.
4. The owner is required to restore the public right of way to town standards as clearly indicated on the engineering drawings. All restoration works must be to the satisfaction of the Engineering and Construction Department.
5. The owner is required to obtain any necessary permits (i.e. Driveway Permit, Excavation Permit, Sidewalk/Street Occupancy Permit, Boulevard(Streetscape) Permit), if required, to the satisfaction of Development Engineering and Engineering and Construction.
6. All erosion and siltation control measures must be installed and inspected by the Town's Development Engineering Department prior to any site works being undertaken.