

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:
 - a) **Final Drawings** - That the applicant submits 3 sets of coordinated final drawings, to the satisfaction of the Planning Services Department.
 - b) **Site Plan Agreement** – That the owner enter into a Site Plan Agreement with the Town, to be registered on title, containing clauses suitable to the Director of Planning, Director of Development Engineering, and the Town Solicitor, including but not limited to the following:
 - *That the owner and tenants / future purchasers will maintain a minimum tree canopy cover or potential canopy cover of 20% over the site area. Any tree removals granted by way of Town permits will require the replanting of trees so as to maintain this minimum tree canopy cover target to the satisfaction of the Town.*
 - c) **Demolition Permits:** That the owner/applicant apply for and be granted demolition permits from the Town for the removal of the two existing dwellings.
 2. **Urban Design:** That the owner submits the following, to the satisfaction of the Planning Services Department:
 - a) Revised and final Site Plan.
 - b) Revised and final Landscape Plan.
 - c) Revised and final Tree Canopy Plan and Canopy Calculation Chart.
 3. **Development Engineering:** That the owner submits the following, to the satisfaction of the Development Engineering Department:
 - a. Revised and final Grading, Drainage and Servicing Plan.
 - b. Revised and final Stormwater Management Plan and Report.
 - c. Revised and final Sediment and Erosion Control Plan.
 - d. Revised and final Estimate of Engineering Works.
 - e. Revised and final Boulevard & Road Restoration Details.
 4. **Urban Forestry:** That the owner submits the following, to the satisfaction of the Urban Forestry:

- a. The owner shall install tree protection in accordance with Town standards.
 - b. The owner shall submit the required securities for any municipal trees.
 - c. The owner shall submit the required payment for the removal of any municipal trees.
 - d. Revised and final Tree Inventory and Protection Plan.
 - e. Revised and final Landscape Plan.
 - f. Revised and final Arborist Report.
5. **Region of Halton:** That the owner receives written approval from the Region of Halton. Items to be addressed include, but are not limited to, the following:
- a. 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.
 - b. Any existing water service, sanitary service lateral, watermain and/or sanitary sewers to be disconnected from the system and abandoned must be decommissioned per the standards and specifications of the Region of Halton. The applicant is advised to contact Halton's Permits and Development Inspection Section for details on abandoning water and sanitary services.
 - c. That the Owner is required to design and construct at their sole expense a minimum 200mm diameter municipal local sanitary sewer extension on Lakeshore Road East as required to service the proposed development as per the design standards of the Region of Halton.
 - d. That a detailed engineering submission be prepared according to the design standards of the Region of Halton and submitted to Halton Region's Development Project Manager for the sanitary sewer extension on Lakeshore Road East for review and approval.
 - e. The Owner is required to enter into a Servicing Agreement with the Region of Halton for the proposed sanitary sewer extension on Lakeshore Road East.
- B.** The following conditions must be satisfied but are not required to be met prior to building permit issuance:
- 1. That this conditional approval lapse if final approval has not been issued within two years from the date of conditional site plan approval.
 - 2. That final site plan approval lapse if, at a minimum, no building foundation permit has been issued within two years from the date of final site plan approval issuance.

3. That all conditions of this Site Plan approval shall have been complied with prior to the 30th of June in 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.
4. 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 Departments.
5. The owner is required to restore the public roadway to Town standards. All restoration works must be to the satisfaction of the Engineering & Construction Department.
6. The owner will be required to maintain a minimum tree canopy cover or potential canopy cover of 20% over the site area. Any tree removals granted by way of Town permits will require the replanting of trees so as to maintain this minimum tree canopy cover target to the satisfaction of the Town.
7. 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.