

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 applicant is required to submit the following, to the satisfaction of the Planning Services Department:
 - a) **Final Drawings** - That the applicant submits three sets of coordinated final drawings, to the satisfaction of the Planning Services Department.
 - b) **Site Plan** – That the applicant provide a revised and final site plan to the satisfaction of the Planning Services Department.
 - c) **Building Elevations** – That the applicant provide final building elevations to the satisfaction of the Planning Services Department.
 - d) **Landscape Plan** – That the applicant provide final landscape plan to the satisfaction of the Planning Services Department.
 - e) **Grading Plan** – That the applicant provide a revised and final grading plan as per the detailed comments provided to the applicant, to the satisfaction of the Planning Services Department.
 - f) **Lighting Plan** – That the applicant provide a revised and final lighting plan as per the detailed comments provided to the applicant, to the satisfaction of the Planning Services Department.
 - g) **Tree Canopy Plan and Canopy Calculation Chart** – That the applicant provide a revised and final tree canopy plan and canopy calculation chart as per the detailed comments provided to the applicant, to the satisfaction of the Planning Services Department
 2. **Cost Estimate:** That the applicant is required to provide a detailed written estimate of costs for landscaping, all applicable paving, curbing, stormwater management facilities, installation and maintenance of erosion and siltation control measures, tree protection, boulevard restoration, site works and site restoration listing items, quantities, unit costs, and total costs. This estimate to be reviewed and approved by the Planning Services and Development Services Departments.
 3. **Securities:** That the applicant is required to deposit securities with the Finance Department, in a form meeting the Finance Department's requirements, covering full costs of all items noted above.
 4. **Site Plan Agreement:** That the owner is required to enter into a Site Plan Agreement with the Town, to be registered on title to the subject lands,

containing clauses suitable to the Director of Planning, Director of Development Engineering and the Town Solicitor, including but not limited to the following:

a) That the owner and tenants/future purchasers will make best efforts 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 tree canopy coverage target to the satisfaction of the Town.

5. **Development Engineering:** That the applicant is required to submit the following, to the satisfaction of the Development Engineering Department:
 - a. **Grading, Drainage and Servicing Plans** – The applicant submit a final site plan, grading, drainage and servicing plan.
6. **Development Engineering Urban Forestry:** That the applicant is required to submit the following, to the satisfaction of the Development Engineering Urban Forestry:
 - a. **Tree Protection** – That the applicant install off-site tree protection in accordance with Town standards and inspected by Development Engineering staff prior to final site plan approval.
 - b. **Site Plan, Tree Preservation Plan, Landscape, Grading, Drainage and Servicing Plans** – The applicant submit revised and final Site Plan, Tree Preservation Landscape, Grading, Drainage and Servicing Plans showing clearly trees that have previously been removed, trees that will be retained and trees that will be removed, as well as dimensioned tree protection limits.
7. **Region of Halton:** That the applicant receives written approval from the Region of Halton. Items to be addressed include, but are not limited to, the following:
 - a. The applicant shall contact the Regional Service 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.
8. **Conservation Halton:** That the applicant receives written approval from Conservation Halton. Items to be addressed include, but are not limited to, the following:
 - a. That, prior to the initiation of works on the splash pad behind the shoreline protection works, a Permit pursuant to Ontario Regulation 162/06 be obtained from CH for development within the regulated area, and

- b. That, prior to the initiation of works on the proposed new dwelling and associated site works, the splash pad be installed to the satisfaction of CH, and a second Permit pursuant to Ontario Regulation 162/06 be obtained from CH for development within the regulated area.

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

1. That this conditional approval will 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 will 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. That at the building permit stage, the applicant shall contact Development Engineering Section to inquire what requirements may be required such as follows:
 - a) Driveway Permit
 - b) Excavation Permit
 - c) Sidewalk/Street Occupancy Permit
 - d) Construction Staging and Parking Plan
 - e) Any Boulevard & Road Restoration Details to be provided on civil drawings.
5. The applicant is required to restore the public roadway to Town standards. All restoration works must be to the satisfaction of the Engineering & Construction Department.