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**APPENDIX “A”**

**Conditions of Site Plan Approval**

1. That the Owner enter into a site plan agreement with the Town containing all the standard and special provisions and requirements of the Town and public agencies including the City of Toronto;

***NOTE: Site Plan Approval is issued only when the Director of Planning & Urban Design or designate has signed the plans “approved” following the execution of a site plan agreement;***

2. That a Landscape Plan, prepared by a Landscape Architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design;
3. That an updated Noise Study, prepared by a qualified engineering consultant, be submitted to the satisfaction of the Director of Engineering;
4. That a lighting study, prepared by a qualified engineering consultant, be submitted to the satisfaction of the Director of Planning and Urban Design;
5. That prior to the execution of the Site Plan Agreement, the Owner shall:
  - a) submit final drawings, and comply with all requirements of the Town and public agencies, to the satisfaction of the Director of Planning and Urban Design;
6. That the Site Plan Agreement shall:
  - a) provide for payment by the Owner of all applicable fees, recoveries and development charges;
  - b) contain provisions for satisfying Town Departments including all requirements of the Director of Engineering, the Fire Department, Waste Management and Roads;
  - c) provide for sustainability features.