

## SITE PLAN REVIEW – 470 CROSSLAND GATE (PHASE 1)

Marianneville Developments Limited

- Property is zoned Residential Townhouse Dwelling 1 Exception 124 (H) (R4-N-124) with a holding symbol by By-law Number 2010-40, as amended by By-law Number 2014-25 approved by Ontario Municipal Board
- Land use will be permitted at such time as Council passes a by-law removing 'H' prefix subject to applicant addressing conditions for removal (e.g. servicing allocation granted by Town; Owner executing site plan agreement and posting performance securities)
- Parking numbers and setbacks appear satisfactory
- Parking spaces 18, 19 and 14 to 17 inclusive to be relocated away from intersections
- Hammerhead required by Building Number 4
- Water shutoff valves by front steps may interfere with steps
- Record of Site Condition required as use is changing from commercial to residential
- Fire route signage to be in accordance with sign by-law; temporary street signage required during construction to assist emergency responders; signage to be visible from street; fire break lots will be required
- Construction Management Plan required prior to issuance of any building permit
- Property is within Wellhead Protection area and a Source Water Impact Assessment and Mitigation Plan may be required
- Town's Consulting Arborist to review Arborist Report and Tree Removal/Preservation Plan
- Street tree plantings to be in accordance with Town standards
- Plans should clearly identify limits of amenity area – suggest removing parking spaces 1 to 4 inclusive from amenity area