

## Appendix 'B' - Recommended Conditions of Approval

1. That the owner obtains Stable Neighborhood Site Plan approval as per By-law 6106-18, as amended, to the satisfaction of the Director of Planning and Development Services or designate;
2. That no doors be permitted with the 0.9m setback on the south side elevation of the proposed dwelling.
3. Submission to the Secretary-Treasurer of written confirmation from the Town's Director or designate of the Parks Division; that the Applicant has satisfied all concerns below:
  - *That the owner may be required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing and current remaining vegetation, The report shall include recommendations and an action plan on the mitigation of negative effects to vegetation , during and post construction periods as well as measures aimed at tree health care and protection for trees effected by the project and any remaining trees in the vicinity of the project that require applicable maintenance.*
  - *In addition the report shall include a schedule of monitoring the ongoing site work through a series of scheduled site visits by the Arborist / Forester during and post construction to ensure the vegetation preservation measures remain in compliance throughout the project, each site visit to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit.*
  - *The owner may be required to provide vegetation compensation and a replanting plan in accordance with the Town of Aurora TREE REMOVAL/PRUNING AND COMPENSATION POLICY to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.*
  - *The owner shall agree to comply with the Aurora Tree Permit By-law # 5850 -16 prior to the removal of any trees on the property.*
  - *The owner shall agree to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the*

*Town and the Owners Arborist/ Forester. To the satisfaction of the Director of Parks and Recreation.*

- *All of the above shall be included as terms and conditions in a Letter of Undertaking with the Town of Aurora to guarantee compliance with the Conditions of Approval and all related site works*