



LSRCA CONDITIONS OF SITE PLAN APPROVAL

July 29, 2024

326 Main Street, Township of King
LSRCA Reference: SP-98182-040122

- C-1 That prior to the execution of the site plan agreement, the following shall be prepared to the satisfaction of the LSRCA and Township of King:
- A detailed storm water management report
 - A hydrogeological assessment
 - A detailed erosion control plan
 - A detailed grading plan
 - A detailed geotechnical report
 - A detailed floodplain analysis and cut/fill
- C-2 That prior to the execution of the Site Plan Agreement, the Owner shall pay all development fees to the LSRCA in accordance with the approved Fees Policy under the Conservation Authorities Act.
- C-3 That prior to the execution of a Site Plan Agreement, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Lake Simcoe Protection Plan and the Lake Simcoe Phosphorus Offsetting Policy:
- a) Phosphorus budget
 - b) Offsetting or compensatory measures if required
- C-4 That prior to the execution of the Site Plan Agreement, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Lake Simcoe Protection Plan and the South Georgian Bay Lake Simcoe Source Protection Plan:
- a) Water balance
 - b) Offsetting or compensatory measures if required
- C-5 That prior to the execution of the Site Plan Agreement, additional groundwater level monitoring within the infiltration facility footprint shall be undertaken to determine seasonally high groundwater levels. If it is found that the infiltration facility is not feasible, compensatory measures will be required.
- C-6 That the owner shall agree in the Site Plan Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Township of King.

- C-7 That the owner shall agree in the Site Plan Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Township of King.
- C-8 That the owner shall agree in the Site Plan Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
- C-9 That the owner shall agree in the Site Plan Agreement to grant any easements required for storm water management purposes to the Township.
- C-10 That the Owner shall agree in the Site Plan Agreement to obtain a permit from the LSRCA under Ontario Regulation 41/24 for works in the regulated area.
- C-11 That the owner shall agree in the Site Plan Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
- C-12 That the Owner shall agree in the Site Plan Agreement to indemnify and save harmless the Township and LSRCA from all costs, losses, damages, judgments, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this Agreement general liability insurance with respect to the storm water management works and system.