**DRAFT WORDING re 89 Cove Street approval letter**

**Site Plan Review**

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval and the standard conditions of approval:

1. That the Planning Authority, with the support of the Department of Public Works, acknowledges that the provision of a sidewalk and curbing along the frontage of this site is impractical at this time and not required in connection with the proposed canopy structure development, subject to the following:
	1. That the applicant provide an alternative walking route along the rear of the site to complete a trail connection to the Bayside Trail;
	2. That the applicant shall execute the submitted easement (as attached) and submit a copy of the recorded document to the Planning Authority prior to the issuance of a certificate of occupancy OR

That the shall submit an easement for the trail connection over the subject property for review, approval, and signing by the City and applicant prior to the issuance of a certificate of occupancy.

1. That the applicant shall install bicycle parking to accommodate two bikes on the site, and screen the dumpster, both in accordance with the City’s Technical Manual (Sections 1.15 and 4.5.2 respectively).
2. That the owner and applicant shall note, and inform any buyer or lessor of the property, that frontage improvements (eg narrowing of the curb cut, sidewalks, landscape etc) are likely to be required in the future as part of any redevelopment/ intensification of the site and/or during redesign/reconstruction of Cove Street.

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