

## Appendix A – Draft Plan of Condominium Conditions

### TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY Kingridge (Oakville East) Inc.

This approval applies to the Draft Plan of Condominium (File No.: 24CDM-22001/1505) submitted by Kingridge (Oakville East) Inc., prepared by R-PE Surveying Ltd. dated April 09, 2019, for a three-storey building with 45 office units. The final plans are to be reviewed and cleared to the satisfaction of the Town of Oakville.

The Town of Oakville conditions applying to the approval of the final plans for registration of Kingridge (Oakville East) Inc., Draft Plan of Condominium (File No.: 24CDM-22001/1505) are as follows:

<b>CONDITIONS</b>	<b>CLEARANCE AGENCY</b>
<b>GENERAL</b>	
1. That the owner provides confirmation to the satisfaction of the Town's Finance Department that all outstanding property taxes have been paid prior to plan registration.	<b>OAK (F)</b>
2. The owner provide a certificate signed by the surveyor and the owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted/approved by the Town.	<b>OAK (PS)</b>
3. The Owner shall provide a certificate from the Owner's engineer stating that all servicing, grading, drainage, overland flow route, and stormwater management requirements, and base asphalt paving have been completed in accordance with the plans and conditions in the original site plan agreement, or that arrangements to the satisfaction of the Director of Transportation and Engineering have been made for their completion.	<b>OAK (TE)</b>
<b>LEGAL</b>	
4. a. The Owner shall file with the Director of Planning, a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules: <ul style="list-style-type: none"><li data-bbox="341 1501 1250 1669">• Schedule "A" containing statement from the declarant's solicitor that in this or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and any easements mentioned in the schedule will exists in law upon the registration of the Declaration and Description; and</li><li data-bbox="341 1701 1250 1797">• Schedule "G" being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations under the Condominium Act.</li></ul>	<b>OAK (L)</b>

- b. When the Owner files a copy of the Declaration with the Director of Planning, it shall be accompanied with a letter of undertaking, stating that, "This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration we will advise you."
- c. That the owner provides any necessary easements to the satisfaction of the Town (if necessary).

**ZONING**

- 5. a. That the owner/applicant confirms as-built compliance with the Zoning By-law and that any deficiencies be brought into compliance with the Zoning By-law through the Committee of Adjustment and/or a Zoning By-law Amendment, prior to plan registration. **OAK (Z)**
  - Prior to draft approval an as built survey is required to be submitted or certification of the building location is provided by the surveyor on the draft plan.
  - Please include on the draft plan, the site statistics which include the lot area, lot frontage, net floor area, required and provided parking spaces, barrier free parking spaces and bicycle parking.
  - Please include on the draft plan, typical parking dimensions for drive aisles, parking spaces, barrier free parking and location of bicycle parking with the number provided in each location.

**CANADA POST**

- 6. a. The owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. **CP**
- b. The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.
- c. As the project nears completion, it is requested that the Developer contact Canada Post directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development.

**BELL CANADA**

- 7. That the owner provides written confirmation that all Bell Canada matters have been satisfactorily addressed. **BC**

## **UNION GAS/ENBRIDGE**

8. That the owner/developer provide any necessary easements and/or agreements required for the provision of gas services for this project, in a form satisfactory to Enbridge. **UG**

## **CLOSING CONDITIONS**

9. Prior to signing the final plans, the Director of Planning Services shall be advised by Canada Post that condition 6 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (PS), CP**
10. Prior to signing the final plan, the Director of Planning Services shall be advised by Bell Canada that condition 7 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (PS), BC**
11. Prior to signing the final plan, the Director of Planning Services shall be advised by Enbridge Gas Inc. that condition 8 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (PS), UG**
12. Prior to signing the final plans, the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. **OAK (PS)**

All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being *[Month Day, Year]*. (Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received). **OAK (A)**

## **NOTES – The owner is hereby advised:**

1. If the condominium is not registered within 3 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the Town of Oakville for approval.
2. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions and for registration of the plan.
3. It should be noted that Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

## **Halton Region: Requirements at the time of registration**

- a. Final draft condominium plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner **RMH (LPS)**
- b. Regional Registration fee
- c. Registry Office review form (Appendix D Form (Formerly Schedule J Form)).
- d. Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed.

## **LEGEND – CLEARANCE AGENCIES**

OAK (A)	Town of Oakville – Planning Administration
OAK (PS)	Town of Oakville – Current Planning Services
OAK (F)	Town of Oakville – Finance
OAK (L)	Town of Oakville – Legal
OAK (TE)	Town of Oakville – Transportation and Engineering Department
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
CP	Canada Post
BC	Bell Canada
UG	Union Gas/Enbridge