

APPENDIX 'B'

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE PLAN OF CONDOMINIUM 2667711 Ontario Inc. – 24CDM- 22005/1617

This approval applies to the plan of condominium (File 24CDM- 22005/1617) prepared by J.D. Barnes Limited dated July 20, 2022, one block comprised of a private road, landscaping, and privacy fence. The Town of Oakville conditions applying to the approval of the final plan for registration of condominium are as follows:

<i>CONDITIONS</i>	<i>CLEARANCE AGENCY</i>
1. GENERAL That the Owner provides a certificate signed by the surveyor and the Owner stating 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 by the Town.	OAK(A)
2. 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.	OAK(F)
3. The Owner shall provide an as-built survey prepared by an Ontario Land Surveyor which confirms compliance with the approved Zoning By-law, as varied.	OAK(Z)
4. The Owner shall provide a certificate from a Professional Engineer stating that all grading, drainage and general servicing matters have been completed in accordance with the Site Plan Agreement, or that arrangements have been made for their completion to the satisfaction of the Director of Development Engineering.	OAK (DE)
5. LEGAL 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: a) Schedule "A" containing statement form the declarant's solicitor that in his 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 exist in law upon the registration of the Declaration and Description; and b) 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.	OAK (L)

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."

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| 6. | The Declaration shall contain wording which specifies that the condominium is responsible to maintain the buffer tree planting installed within the landscape strip abutting the north and east property line. (Lake Ontario being considered south) and that any tree removals granted by way of Town permits will require the replanting of trees to maintain this buffer to the satisfaction of the Town. | OAK (PS) (L) |
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| 7. | CANADA POST | CP |
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The Owner shall obtain a clearance letter from Canada Post indicating that their requirements have been satisfied.

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| 8. | Bell Canada | BC |
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That the Owner acknowledge and agree to convey any easement(s) as deemed necessary by Bell Canada to service this new development at no cost to Bell Canada. The Owner shall further agree that should any conflict arise with existing Bell Canada facilities or easements with the subject area, the Owner shall be responsible for the relocation of any such facilities or easements, at their own cost.

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| 9. | Enbridge Gas | ENB |
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That the Owner provide to Enbridge Gas Inc. the necessary easements and/or agreements required by Enbridge Gas Inc. for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc.

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| 10. | Halton District School Board | HDSB |
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That the Owner agrees to place the following notification in all offers to purchase and sale for all units:

- a) Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
- b) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to Halton Student Transportation Services. Additional pick-up points will not be located within the subdivision until major construction activity has been completed.

In cases where offers of purchase and sale have already been executed, the owner shall send a letter to all purchasers which includes the above statements.

11.	That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the final approval.	HDSB
12.	That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the Halton District School Board.	HDSB
13.	Halton Catholic District School Board That the owner agrees to place the following notification in all offers to purchase and sale for all units: a) Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or be bussed to existing facilities outside of the area. b) Prospective purchasers are advised that HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and you are notified that school busses will not enter cul-de-sacs and private roads. In cases where offers of purchase and sale have already been executed, the owner shall send a letter to all purchasers which includes the above statements.	HCDSB
14.	The owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.	HCDSB
15.	Rogers The Owner shall, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation.	R
16.	Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.	R
CLOSING CONDITIONS		
1.	Prior to signing the final plan 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(A)

2.	Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that condition 7 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	CP
3.	Prior to signing the final plan, the Director of Planning Services shall be advised by Bell Canada that condition 8 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	BC
4.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas that condition 9 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	ENB
5.	Prior to signing the final plan, the Director of Planning Services shall be advised by Halton District School Board that conditions 10, 11 & 12 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	HDSB
6.	Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Catholic District School Board that conditions 13 & 14 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	HCDSB
7.	Prior to signing the final plan, the Director of Planning Services shall be advised by Rogers that conditions 15 & 16 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	R
8.	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being [Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received].	OAK(A)

Director of Planning Services
(Authority by By-law 1998-272)

NOTES – The owner/agent, their successors and assigns are hereby notified:

- The applicant should be aware that Halton Region will have the following requirements at the time of registration regarding the Plan of Condominium:
 - Final draft plans signed and dated by the Owner and Surveyor and initialed by the Town's Planner.
 - Regional Final Approval / Registration fee.
 - Registry Office form.
 - Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed.

LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
CP	Canada Post
OAK (PS)	Town of Oakville – Planning Services
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OH	Oakville Hydro
RMH (LPS)	Regional Municipality of Halton – Planning and Public Works Department
R	Rogers
ENB	Enbridge Gas Inc.
HDSB	Halton District School Board
HCDSB	Halton Catholic District School Board