

Appendix A – Conditions

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF STANDARD CONDOMINIUM BY 2713368 ONTARIO INC

This approval applies to the Draft Plan of Condominium (File 24CDM-23003/1506) submitted by Penalta Group Ltd., and prepared by D.B Searles and dated March 26, 2021. 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 plan for registration of 2713368 Ontario Inc, Draft Plan of Condominium (File 24CDM-23003/1506) are as follows:

CONDITIONS		CLEARANCE AGENCY
GENERAL		
1.	That the owner provides confirmation to the satisfaction of the Town's Finance Department that any outstanding development charges and property taxes have been paid prior to plan registration.	OAK(F)
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.	OAK (PS)
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 Development Engineering have been made for their completion.	OAK (TE)
4.	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)
5.	The exclusive use (or reserved) parking spaces shall not exceed the minimum number of parking spaces required by the zoning by-law for the use of the unit and the declaration shall include wording to confirm this.	OAK (ZL)
LEGAL		
6.	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:	OAK (L)

- 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 exist in law upon the registration of the Declaration and Description; and
 - 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.
- 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).

REGION

6. The Owner must demonstrate, to the satisfaction of the Region’s Development Project Manager that permanent mutual private domestic watermain and sanitary sewer easements are to be provided that will ensure that access rights to and the maintenance of the private water and sewer systems in the development and properties are addressed between the multiple property owners. The easements will be required to be described as parts on a reference plan and the transfer documents for the private water and wastewater easements will be required to stand solely on their own, and not part of any other easement or agreement. **RMH (PPW)**

CLOSING CONDITIONS

7. Prior to signing the final plans, the Director of Planning Services shall be advised by Halton Region 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), RMH(PPW)**
8. 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 and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions and for the registration of the plan.

3. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the condominium:
 - a. Final draft condominium plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner;
 - b. Regional Registration fee;
 - c. Registry Office review form (Appendix D Form (Formerly Schedule J Form)); and,
 - d. Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed

4. The applicant shall use the Enbridge Gas Get Connected tool to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or paving.

5. If the gas main(s) need to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

6. In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.

LEGEND – CLEARANCE AGENCIES

OAK (PS)	Town of Oakville – Planning Services
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (TE)	Town of Oakville – Transportation and Engineering
RMH (PPW)	Regional Municipality of Halton – Planning and Public Works Department
UG	Enbridge/Union Gas