

Appendix A – Conditions

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY SILK WESTERNS CORP.

File 24CDM-23011/1311

This approval applies to the draft plan of condominium (File 24CDM-23011/1311) submitted by Silk Westerns Corp. and prepared by R-PE Surveying Ltd., O.L.S. dated January 18, 2024 (Sheets 1, 2, & 3) for an eight-storey residential building with 168 apartment units with associated parking at 412 Silver Maple Road.

The Town of Oakville conditions applying to the approval of the final plan for registration of Silk Westerns Corp. Draft Plan of Condominium (File 24CDM-23011/1311) are as follows:

CONDITIONS	CLEARANCE AGENCY
GENERAL	
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.	OAK(F)
2 The owner provide a certificate signed by the professional engineer 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 (A)
3 The owner is to provide a certificate from the site designer stating that all servicing, grading, drainage, overland flow route, and stormwater management requirements, and base asphalt paving have been completed in accordance with the Site Plan Agreement, or that arrangements to the satisfaction of the Director of Planning and Development have been made for their completion.	OAK (DS)
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)
LEGAL	
5 The Owner shall file with the Director of Planning and Development, a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules:	OAK (L)
a) 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,

- 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*.

When the Owner files a copy of the Declaration with the Director of Planning and Development, 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."

Visitor parking spaces will be clearly delineated on the condominium plan to be registered and the Declaration shall contain wording to provide and maintain the visitor parking spaces for the exclusive use of visitors and specifying that visitor parking shall form part of the common elements and neither to be used or sold to unit owners or be considered part of the exclusive use portions of the common elements.

The Declaration shall contain wording that provides prospective purchasers/tenants with a Neighbourhood Information Map that delineates public transit and active transportation network, as well as access to certain facilities within the Town.

The Declaration shall contain wording advising prospective purchasers/tenants of the public access easement across the common elements of the adjacent townhouse development to the east that allows the public access between Dundas Street and Silver Maple Road.

The Declaration shall contain wording that prospective purchasers/tenants agree to maintain a minimum tree canopy cover or potential canopy cover of 20% over the site area. Any tree removals by way of Town permits will require the replanting of trees so as to maintain this minimum tree canopy cover target to the satisfaction of the Town.

The Declaration shall contain wording that prospective purchasers/tenants are required to maintain all access ramps and driveways, parking and loading areas, and walkways, unobstructed to ensure safe operations within this private development, and as there is insufficient on site snow storage, all snow cleared from the access ramps and driveways, parking and loading areas, and walkways shall be removed from the site. In no circumstance shall snow cleared from the site be placed in a manner that might damage private or public landscaping, fences, or impinge on

adjacent properties or open space. The contracting for private snow clearance / removal from the site shall remain the sole responsibility of the Owner and tenants/future purchasers.

The Declaration shall contain wording advising prospective purchasers/tenants that Dundas Street East is a designated bus route. Bus stops and shelters may be installed along Dundas Street East.

The Declaration shall contain wording advising prospective purchasers/tenants that the walkway facilities connecting the development to public rights-of-way will attract people from outside the area.

The Declaration shall contain wording advising prospective purchasers/tenants that dwelling units have been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.

The Declaration shall contain wording advising prospective purchasers/tenants that despite the inclusion of noise control features within this development area and within the dwelling units, sound levels from increasing road traffic will continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level in the balcony exceeds the Municipality's and the Ministry of the Environment and Climate Change noise criteria.

The Declaration shall contain wording advising prospective purchasers/tenants that ground floor units with balconies with direct unobstructed access to the Regional road system and/or the Active Transportation Network will not be eligible under the retrofit provisions of the Region's Noise Attenuation Technical Policy in the future.

That the Owner provides any necessary easements to the satisfaction of the Town (if necessary).

CANADA POST

- 6** That the Owner provides written confirmation that all Canada Post matters have been satisfactorily addressed.

CP

Canada Post requests that the owner/developer comply with the following two conditions:

- 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. For any building where there are more than 100 units, a secure, rear-fed

mailroom must be provided.

- 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.

BELL CANADA

- 7 The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. **BC**

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

ROGERS COMMUNICATIONS

- 8 That the Developer/Owner will, prior to registration of the plan of Condominium, at its own cost, grant all necessary easements and maintenance, agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to service the Condominium (collectively, the "Communications Service Providers"). Immediately following the registration of the Plan of Condominium, the Develop/Owner will cause these documents to be registered on title. **RC**
- 9 That the Developer/Owner will, prior to registration of the plan of Condominium, 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. **RC**

HALTON CATHOLIC DISTRICT SCHOOL BOARD

- 10 The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subsequent agreements, to be registered on title: **HCDSB**
 - a. Prospective purchasers are advised 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 bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the 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 that you

are notified that school busses will not enter cul-de-sacs and private roads.

11 In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements. **HCDSB**

12 That 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 the, prior to final approval. **HCDSB**

HALTON DISTRICT SCHOOL BOARD

13 The owner agrees to place the following notification in all offers of purchase and sale for all lots/units to be registered on title: **HDSB**

a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. 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 the Halton Student Transportation Services (HSTS). Additional pick up points will not be located within the subdivision until major construction activity has been completed.

14 That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement. **HDSB**

15 That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase. **HDSB**

16 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**

17 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**

CLOSING CONDITIONS

18 Prior to signing the final plan the Director of Planning and Development shall be advised that all conditions have been carried out to the **OAK (A)**

satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.

- | | | |
|-----------|---|--------------------------|
| 19 | Prior to signing the final plan, the Director of Planning and Development 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(A), CP |
| 20 | Prior to signing the final plan, the Director of Planning and Development 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 (A), BC |
| 21 | Prior to signing the final plan, the Director of Planning and Development shall be advised by Rogers Communications that condition 8 & 9 have been carried out to their satisfaction with a brief but complete statement detailing how the conditions have been satisfied. | OAK (A), RC |
| 22 | Prior to signing the final plan, the Director of Planning and Development shall be advised by the Halton Catholic District School Board that condition 10, 11 & 12 have been carried out to their satisfaction with a brief but complete statement detailing how the conditions have been satisfied. | OAK (A)
HCDSB |
| 23 | Prior to signing the final plan, the Director of Planning and Development shall be advised by the Halton District School Board that condition 13, 14, 15, 16 & 17 have been carried out to their satisfaction with a brief but complete statement detailing how the condition have been satisfied. | OAK (A)
HDSB |
| 24 | Prior to signing the final plan, the Director of Planning and Development shall be advised by Halton Region that their requirements prior to registration have been met. | OAK (A) |
| 25 | All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being <i>Month Day, Year</i> . (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 registration of the plan.
3. 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.

4. It is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
5. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
6. Halton Region will have the following requirements at the time of registration of the condominium:
 - Final draft condominium plans signed and dated by the Owner and Surveyor and initialed by the Town's Planner.
 - Regional Registration fee.
 - Registry Office Review Form (Appendix D Form (Formerly Schedule J 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
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DS)	Town of Oakville – Development Services Section
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
RC	Rogers Communications