

## Appendix A – Draft Plan of Condominium Conditions for 24CDM-24001/1522

### TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY EI Regency Capital Inc.

This approval applies to the draft plan of condominium (File 24CDM-24001/1522) submitted by EI Regency Capital Inc. and prepared by ERTL-HUNT Surveyors dated October 3, 2024, for a one-storey building with 9 warehouse units and 10 office units, with associated parking at 1155 North Service Road West.

The Town of Oakville conditions applying to the approval of the final plan for registration of EI Regency Capital Inc. draft plan of condominium (File 24CDM-24001/1522) are as follows:

No.	CONDITION	CLEARANCE AGENCY
<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 (A)</b>
3	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.	<b>OAK (Z)</b>
4	That the owner/applicant provide an as-built parking survey confirming all parking spaces on the plan proposed to be submitted for registration have been fully constructed to Town standards.	<b>OAK (Z)</b>
<b>LEGAL</b>		
5	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:	<b>OAK (L)</b>
	<ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>	

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.

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

necessary).

- 6 That a warning clause be included in the condominium declaration detailing the zoning restrictions of specific land uses listed in Table 10.2 of Zoning By-law No. 2014-014. And further, that said warning clause advise that in the event of a change from one permitted use to another, owners will need to (a) obtain a new Zoning Certificate of Occupancy and (b) confirm that any additional parking (if required) per Table 5.2.1 can be supplied on site in compliance with Zoning By-law No. 2014-014. **OAK (L)**

### **CANADA POST**

- 7 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**

- 8 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**

- 9 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**
- 10 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**

### **ROADS & TRANSPORTATION SYSTEMS**

- 11 That The owner convey to the Town of Oakville land to support a road widening that is asymmetrical, which affects the frontage of Block 5 and a portion of the frontage of Block 6, with clear title, free and clear of encumbrance and encroachments. The widening is 2.27 metres measured along the northeast limit between Block 4 and 5 and has a taper to the bend in frontage of Block 6. **OAK (DS)/OAK (EC)**

- 12 The land to be transferred to the Town shall meet the generic soil and groundwater standards for roadways (i.e., Community Use) with the environmental site assessment (ESA) report(s) conducted as per O. Reg. 153/04 to demonstrate the land meets such standards. The Owner shall provide a letter of reliance to the Town for those environmental report(s) prior to the conveyance of the lands. **OAK (DS)/OAK (EC)**

### HALTON REGION

- 13 That the Owner shall contact the Regional Services Permit Section for review and approval of the proposed water and sanitary servicing, to obtain water and sanitary sewer Services Permits, and pay all necessary fees. **RMH (PPW)**

As part of the Services Permit Review, the Owner will be required to comply with Halton Region's multi-unit servicing policy as set out in report PPW01-96, specifically Section 3.3.

Any existing water service or sanitary service lateral to be disconnected from the system and abandoned must be decommissioned per the standards and specifications of the Region of Halton. The Owner is advised to contact Halton's Planning and Public Works Department Service Permit Section for details on abandoning water and sanitary services.

### CLOSING CONDITIONS

- 14 Prior to signing the final plan, the Director of Planning and Development 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)**
- 15 Prior to signing the final plan, the Director of Planning and Development 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. **OAK(A), CP**
- 16 Prior to signing the final plan, the Director of Planning and Development 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. **OAK (A), BC**
- 17 Prior to signing the final plan, the Director of Planning and Development shall be advised by Rogers Communications that **conditions 9 & 10** have been carried out to their satisfaction with a brief but complete statement detailing how the conditions have been satisfied. **OAK (A), RC**
- 18 Prior to signing the final plan, the Director of Planning and Development shall be advised by the Region of Halton that **condition 13** has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. **OAK (A)**
- 19 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:

- a) 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.
- b) 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.

- c) It shall be noted that 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.
- d) If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

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

- 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
C	Cogeco
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
HO	Hydro One
CH	Conservation Halton
ENB	Enbridge Pipeline
CN	Canadian National Railway
MCzCR	Ministry of Citizenship, Culture and Recreation
MTO	Ministry of Transportation
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 Engineering Services
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department

OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
RC	Rogers Communications
RMH (PPW)	Regional Municipality of Halton – Planning and Public Works Department
EG	Enbridge Gas