

## Appendix A – Conditions

### TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF STANDARD CONDOMINIUM BY CAIVAN COMMUNITIES (BRONTE) LIMITED

This approval applies to the Draft Plan of Condominium (File 24CDM-24007/1530) submitted By Caivan Communities (Bronte) Limited, and prepared by R-PE Surveying Ltd., and dated June 20, 2024. 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 Caivan Communities (Bronte) Limited, Draft Plan of Condominium (File 24CDM-24007/1530) 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 any outstanding development charges and 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>
<b>LEGAL</b>	
4. 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 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,  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.	<b>OAK(L)</b>
5. 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.”

6. Visitor parking spaces and bicycle parking will be clearly delineated on the condominium plan to be registered and Declaration shall contain a clause clearly specifying that visitor and bicycle parking shall form part of the common elements and neither to be used nor sold to unit owners or be considered part of the exclusive use portions of the common elements.

#### **DEVELOPMENT ENGINEERING**

7. 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(DE)**

Additionally, a letter should be provided to acknowledge that hydro, gas, lighting and communication services have been installed and are active

8. The Owner shall provide as built drawings illustrating servicing works in the ROW are to be provided prior to registration. **OAK(DE)**

#### **BELL**

9. 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**
10. 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. **BC**

#### **CANADA POST**

11. That the owner provides written confirmation that all Canada Post matters have been satisfactorily addressed. **CP**

#### **HALTON CATHOLIC DISTRICT SCHOOL BOARD**

12. We require that the following conditions be placed in the condominium agreement. The conditions are to be fulfilled prior to final approval: **HCDSB**

1. 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:
  - 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.

2. 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.

That the owner agrees in the condominium agreement 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

**HALTON DISTRICT SCHOOL BOARD**

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| <ol style="list-style-type: none"> <li>13. The Halton District School Board has no objection to the development application subject to the following:           <ol style="list-style-type: none"> <li>1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's condominium agreement, to be registered on title:               <ol style="list-style-type: none"> <li>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.</li> <li>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. Additional pick-up points will not be located within the subdivision until major construction activity has been completed.</li> </ol> </li> <li>2. 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.</li> <li>3. 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 issuance of building permits.</li> </ol> </li> </ol> | <p><b>HDSB</b></p> |
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**CLOSING CONDITIONS**

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| <ol style="list-style-type: none"> <li>1. 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</li> </ol> | <p><b>OAK (A)</b></p>        |
| <ol style="list-style-type: none"> <li>2. Prior to signing the final plans, the Director of Planning Services shall be advised by Bell Canada that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.</li> </ol>                            | <p><b>OAK (A)<br/>BC</b></p> |

- 3. Prior to signing the final plans, the Director of Planning Services shall be advised by Canada Post that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (A)  
CP**
- 4. Prior to signing the final plans, the Director of Planning Services shall be advised by Halton Catholic District School Board that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK(A)  
HCDSB**
- 5. Prior to signing the final plans, the Director of Planning Services shall be advised by Halton District School Board that all related condition(s) has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (A)  
HDSB**
- 6. 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 (PX Number)

**LEGEND – CLEARANCE AGENCIES**

OAK (F)	Town of Oakville – Finance
OAK(A)	Town of Oakville – Planning Administration
OAK (L)	Town of Oakville – Legal
OAK (Z)	Town of Oakville - Zoning
OAK (DE)	Town of Oakville – Development Services Department
BC	Bell Canada
CP	Canada Post
RMH	Regional Municipality of Halton

HCDSB

HDSB

Halton Catholic District School Board

Halton District School Board