

Appendix A – Draft Plan of Condominium Conditions

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF STANDARD CONDOMINIUM BY BEEDIE ON (SUPERIOR COURT) PROPERTY LTD.

File 24CDM-23010/1634

This approval applies to the Draft Plan of Condominium (File 24CDM-23010/1634) submitted by Beedie ON (Superior Court) Property Ltd., prepared by MTE Ontario Land Surveyors Ltd. dated November 12, 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 Beedie ON (Superior Court) Ltd., Draft Plan of Condominium (File 24CDM-23010/1634) 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 (A)
3. The Owner shall include a clause within the final version of the Declaration that ensures the plantings located within the 10 metre buffer of the dripline shall be maintained as per the approved landscape plans. The clause shall include the requirement that the plantings in this location must be native to Halton Region and non-invasive species.	OAK (EV, L)
4. 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 Planning and Development have been made for their completion. Additionally, the certificate should acknowledge that hydro, gas, lighting and communication services have been installed and are active.	OAK (DE)
5. The Owner shall provide as-built site servicing and grading drawings supported by the certificate from condition #4 are required for clearance of this condition, to the satisfaction of the Director of Planning and Development	OAK (DE)
6. 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

8. 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 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."

Visitors 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.

CANADA POST

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

ENBRIDGE GAS INC. (UNION GAS)

10. That the owner provides written confirmation that all Enbridge Gas inc. matters have been satisfactorily addressed. **UG**

OAKVILLE HYDRO

11. That the owner provides written confirmation that all Oakville Hydro matters have been satisfactorily addressed. **OH**

CLOSING CONDITIONS

12. 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)**

13. Prior to signing the final plan, the Director of Planning and Development shall be advised by Oakville Hydro 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)
OH**

15. Prior to signing the final plan, the Director of Planning and Development 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**

16. Prior to signing the final plan, the Director of Planning and Development shall be advised by Enbridge Gas Inc. 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)
UG**

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 for each extension to draft approval for major revisions to the draft plan or conditions and for 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:
 - Final draft condominium plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner;
 - Regional Registration fee;
 - Registry Office review form (Appendix D Form (Formerly Schedule J Form)); and,
 - Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed
4. Any interior alterations such as demising walls will require a separate permit, these are not required for condominium registration.
5. Owners/tenants of each unit will require a Zoning Certificate of Occupancy and Building Permit to occupy their spaces. These are not required for Condominium registration.

LEGEND – CLEARANCE AGENCIES

CP	Canada Post
OAK (A)	Town of Oakville – Planning Administration
OAK (EV)	Town of Oakville – Environmental Planning
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Services Department
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OH	Oakville Hydro
UG	Enbridge Gas inc./Union Gas