

Appendix A – Conditions

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF STANDARD CONDOMINIUM BY 123 MAURICE DEVELOPMENTS LTD.

File 24CDM-24011.1615

This approval applies to the Draft Plan of Condominium (File 24CDM-24011.1615) submitted by 123 Maurice Developments Ltd., prepared by Krcmar Surveyors Ltd. dated February 27, 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 123 Maurice Developments Ltd., Draft Plan of Condominium (File 24CDM-24011.1615) 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 provide an updated 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, an updated letter should be provided to acknowledge that hydro, gas, lighting and communication services have been installed and are active.	OAK (DE)
4.	The Owner shall provide an as-built drawings illustrating servicing works in the ROW are to be provided prior to registration.	OAK (DE)
5.	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

6. 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)**
- 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, 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."

7. 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. **OAK (L)**

REGION OF HALTON

8. The Owner shall provide submission of the Oakville Site Plan Agreement and/or the Condominium Declaration which notes "*That the proposed development, as designed, does not comply with the Regional Development Design Guidelines for Source Separation of Solid Waste and as such is not eligible for Regional Waste Collection.*" **RMH**

In this regard, submission of the proposed Condominium Declaration and Oakville Site Plan Agreement is required.

9. That the Declarant provides confirmation that all agreements of purchase and sale shall include a Notice Letter/Acknowledgement informing the prospective purchasers that the site will be serviced by private waste collection in the Purchaser's welcome package, to the satisfaction of the Region of Halton. Where purchase agreements have already been signed, an amended welcome package shall be provided and the change indicated. **RMH**

In this regard, submission of the purchase of sale or lease agreement is required.

10. If the proposed plan (regardless of private or Regional collection service) requires a Waste collection vehicle to drive onto or over a supported structure, the applicant must submit a letter certified by an Ontario Professional Engineer, indicating that the supported structure can support a fully loaded Waste truck, to the satisfaction of Halton Region. **RMH**
11. The Owner will provide a letter of private collection to the Region indicating that they will provide collection for garbage, recycling and organics. **RMH**

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:
 - a. Prospective purchasers are advised that 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.
 3. The owner will ensure that the HCDSB Notice Letter will be posted on the building's bulletin board.

HALTON DISTRICT SCHOOL BOARD

13. The Halton District School Board has no objection to the development application subject to the following: **HDSB**
1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units:
 - a. Prospective purchasers are advised that attendance at schools in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or redirections can be put into place to address school accommodation pressures.
 - 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.
 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.
 3. 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.

BELL CANADA

14. 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**
15. 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.

CANADA POST

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

ENBRIDGE GAS INC. (UNION GAS)

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

CLOSING CONDITIONS

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| 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 satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. | OAK (A) |
| 19. | Prior to signing the final plan, the Director of Planning and Development shall be advised by Halton Region 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),
RMH (PPW) |
| 20. | 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 |
| 21. | Prior to signing the final plan, the Director of Planning and Development 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. | OAK(A)
BC |
| 22. | 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 |
| 23. | 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 <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 for each extension to draft approval 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 which are additional to the maximum unit yield which 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. 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,
 - Clearance letter from Applicant/Owner indicating how the Region's *Schedule A* conditions of draft approval have been addressed.

LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
CP	Canada Post
HDSB	Halton District School Board
HCDSB	Halton Catholic District School Board
OAK (A)	Town of Oakville – Planning Administration
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
RMH	Regional Municipality of Halton
UG	Enbridge Gas inc./Union Gas