

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL  
FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY ANKARA  
REALTY LIMITED (THE REMINGTON GROUP)**

**This approval applies to the common element draft plan of condominium (File 24CDM-18004/1319) submitted by Ankara Realty Limited (The Remington Group) prepared by Schaeffer Dzaldov Bennett Limited dated December 18, 2018, illustrating a roadway, visitor parking and amenity area for a 32 unit townhouse development. 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 common element draft plan of condominium (File 24CDM-00000/1706) are as follows:**

<i>CONDITIONS</i>	<i>CLEARANCE AGENCY</i>
<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. That the owner provides any necessary easements to the satisfaction of the Town (if necessary).	<b>OAK(L)</b>
3. 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>
4. Provide a certificate from the Owner's Engineer stating that all grading, drainage, below ground services, stormwater management elements, and base asphalt paving have been completed in accordance with the plan 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.	<b>OAK (DE)</b>
5. The Owner will be required to confirm that appropriate easements are granted to the condominium corporation allowing access to the private roads, walkways, storm and sanitary sewers, and water servicing leading to the public road system, grading and, allowing use of common amenity facilities.	<b>OAK (DE)</b>

## **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)**
- (i) 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
  - (ii) 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 a clause clearly specifying visitors 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)**

## **SCHOOL BOARDS**

8. That the owner agrees to place the following clauses into the Condominium declaration and all offers to purchase and sale for residential units: **HCDSB**

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 be directed to schools outside of the area.

b) Prospective purchasers are advised that 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 you are notified that school busses will not enter cul-de-sacs.

In cases where offers of purchase and sale have already been executed, the owner shall send a letter to all purchasers which includes the above statement.

9. The owner shall provide HCDSB with a geo-referenced AutoCAD file of the draft M-Plan once all lot and block numbering has been finalized. Should any changes occur after the initial submission to the Lot and Block configuration or numbering on the draft M-Plan, the Owner shall provide a new AutoCAD file and memo outlining the changes. **HCDSB**

10. That the owner agrees to place the following clauses into the Condominium declaration and all offers to purchase and sale for residential units: **HDSB**

a) Prospective purchasers are advised that 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 Halton Student Transportation Services.

In cases where offers of purchase and sale have already been executed, the owner shall send a letter to all purchasers which includes the above statement.

11. The Owner shall submit a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville and to Halton District School Board. **HDSB**

12. The Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed outside of the area. The owner will make these signs to the specifications of the Halton District School Board and Halton Catholic District School Board. **HDSB  
HCDSB**
- CANADA POST**
13. The owner shall obtain a clearance letter from Canada Post indicating that their requirements have been satisfied. **CP**
- UNION GAS**
14. That the Owner provide to Union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited. **UG**
- CLOSING CONDITIONS**
15. The owner shall submit to the Planning Services Department six (6) folded copies of the final draft plan of condominium along with applicable Land Registry Office J form for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off. **OAK (PS)  
RMH (LPS)**
16. Prior to signing the final plan the Director of Planning Services 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)**
17. Prior to signing the final plan, the Director of Planning Services shall be advised by The Halton Catholic District School Board that conditions 8, 9 and 12 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (A)  
HCDSB**
18. Prior to signing the final plan, the Director of Planning Services shall be advised by The Halton District School Board that conditions 10, 11 and 12 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (A)  
HDSB**
19. Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that condition 13 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 Services shall be advised by Canada Post that condition 14 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. **OAK (A)  
UG**

21. 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. Final approval 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.
3. It should be noted that 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.

**LEGEND – CLEARANCE AGENCIES**

BC	Bell Canada
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
ENB	Enbridge Pipeline
CN	Canadian National Railway
MCCR	Ministry of Citizenship, Culture and Recreation
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 Department
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
RMH (PPW)	Regional Municipality of Halton – Planning and Public Works Department
UG	Union Gas