

## Appendix A – Conditions

### TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY Kingridge (Burloak) Inc.

This approval applies to the draft plan of condominium (File 24CDM-20004/1635) submitted by Kingridge (Burloak) Inc. and prepared by R-PE Surveying Ltd. for a 4 building, 88 unit industrial condominium at 3465, 3475, 3485 and 3495 Rebecca Street. 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 Kingridge (Burloak) Inc. draft plan of condominium (File 24CDM-20004/1635) 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.	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 certification letter 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 Services have been made for their completion.	<b>OAK (DE)</b>
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.	<b>OAK (Z)</b>
<b>LEGAL</b>		
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: <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 exists 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>	<b>OAK (L)</b>

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."

## 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.

## REGION OF HALTON

9. Prior to any site alteration or construction on the subject lands, the Owner shall complete an Ontario Regulation (O.Reg 153/04) compliant Phase One Environmental Site Assessment to the satisfaction of Halton Region. Please note that depending on the outcome of the Phase One assessment report, a Phase Two Environmental Site Assessment and/or further Risk Assessment may be required.

RMH

## CLOSING CONDITIONS

- 10. 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.
- 11. Prior to signing the final plan, the Director of Planning Services 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.
- 12. Prior to signing the final plan, the Director of Planning Services 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.
- 13. Prior to signing the final plan, the Director of Planning Services shall be advised by the Region of Halton that condition 9 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.
- 14. 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)

OAK(A), CP

OAK (A), BC

OAK (A), RMH

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.
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.

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

- Condominium plans signed and dated by the Owner and Surveyor and initialed by the Town's Planner
- Regional Registration fee
- Registry Office form

## **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
B	Bell
MCzCR	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