

Appendix D

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE PLAN OF CONDOMINIUM Peppergate Developments Inc. – 24CDM-14006/1430

This approval applies to the plan of condominium (File 24CDM-14006/1430) prepared by Rady-Pentek & Edward Surveying Ltd. dated August 11, 2014, showing 166 residential units with a total of 255 parking spaces (inclusive of 42 visitor parking spaces), landscaping, common roadway, elevator, and sidewalks. The Town of Oakville conditions applying to the approval of the final plan for registration of condominium are as follows:

<i>CONDITIONS</i>	<i>CLEARANCE AGENCY</i>
<p>1. GENERAL That the Owner provides a certificate signed by the surveyor and the Owner stating 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 by the Town.</p>	OAK(A)
<p>2. 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.</p>	OAK(F)
<p>3. The Owner shall provide certification from a Professional Engineer that all site services have been constructed and are operational per Town requirements.</p>	OAK (DE)
<p>4. The Owner shall provide as-built record drawings of external works within the Khalsa Gate right-of-way.</p>	OAK (DE)
<p>5. LEGAL 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:</p> <ul style="list-style-type: none"> 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 <i>Condominium Act</i>. iii. 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 	OAK (L)

you."

6.	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 (PS) (L)
7.	Prior to registration of the Declaration, the owner shall grant to the Town an easement for a public walkway between Khalsa Gate and Baronwood Drive in accordance with a Reference Plan to be registered by the owner at the owner's expense. The location and terms and conditions of the said easement shall be subject to the approval of the Director of Planning and the Legal Department of the Town, and the owner shall cause to be registered all necessary postponements and other documents to convey title to the easement to the Town satisfactory to the Legal Department.	OAK (PS) (L)
8.	ZONING 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.	OAK (Z)
9.	CANADA POST The owner shall obtain a clearance letter from Canada Post indicating that their requirements have been satisfied.	CP
10.	UNION GAS 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
11.	OAKVILLE HYDRO That the Owner provide a blanket easement over the property registered in the name of Oakville Hydro Electricity Distribution Inc.	OH
CLOSING CONDITIONS		
1.	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)
2.	Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that condition 9 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	CP
3.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas that condition 10 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG

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| 4. | Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that condition 11 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. | OH |
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| 5. | All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being [Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received]. | OAK(A) |
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Director of Planning Services
(Authority by By-law 1998-272)

NOTES – The owner/agent, their successors and assigns are hereby notified:

1. Payment of cash-in-lieu of parkland dedication in accordance with the applicable by-law will be payable prior to the first building permit issuance in accordance with the provisions of section 42 of the *Planning Act*.
2. The Owner/agent, their successors and assigns are hereby notified the Development Charges of the Town of Oakville are payable in accordance with the applicable Development Charges By-laws, upon issuance of a building permit, at the rate in effect on the date issued.
3. 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.
4. Regional Development Charges and Surcharges are payable in accordance with the applicable Regional Development Charge By-law and are required at the following stages: Subdivision Agreement: Water, Wastewater and Surcharges (including any Blocks intended for future development at the maximum density permitted under the applicable zoning by-law). Building Permit Issuance: All remaining Region-wide Development Charges in effect on the date of issuance. Note: Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to all Regional Development Charges (including water, wastewater and surcharges not collected at the subdivision agreement) prior to the issuance of the building permit, at the rate in effect at the date of issuance. It should be noted that a development agreement and any other agreements may be required to collect Regional Development Charges in advance of these two stages.
5. The applicant should be aware that Halton Region will have the following requirements at the time of registration: Final M plans signed and dated by the Owner and Surveyor and initialled by the Town's Planner; Regional Registration fee; and, Registry Office form
6. 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 a rate in effect at the date of issuance.

LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
CP	Canada Post
OAK (PS)	Town of Oakville – Planning Services
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 Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (EC)	Town of Oakville – Engineering and Construction Department
RMH (LPS)	Regional Municipality of Halton – Planning and Public Works Department
UG	Union Gas
OH	Oakville Hydro