

Appendix D
TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL
FOR THE REGISTRATION OF THE PLAN OF CONDOMINIUM
Fox Farm Developments Inc. – 24CDM-15001/1430

This approval applies to the plan of condominium (File 24CDM-15001/1430) prepared by R. Avis Surveying Inc. dated January 6, 2015, showing 128 residential units inclusive of 182 parking spaces, landscaping, sidewalks, court yard, and internal roadway. The Town of Oakville conditions applying to the approval of the final plan for registration of condominium are as follows:

CONDITIONS	CLEARANCE AGENCY
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.	OAK(A)
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.	OAK(F)
3. The Owner shall provide certification from a Professional Engineer that all site services have been constructed and are operational per Town requirements.	OAK (DE)
4. 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: 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 you."	OAK (L)
5. 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	OAK (PS) (L)

unit owners or be considered part of the exclusive use portions of the common elements.

6. **ZONING** OAK (Z)

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.

7. **HALTON CATHOLIC DISTRICT SCHOOL BOARD** HCDSB

That the Owner agrees that:

- a clause will be inserted into all offers of purchase and sale that states: “prospective purchasers are advised 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 bussed to existing facilities outside the area”. Further, the clause will specify that the “Prospective purchasers are advised that Halton Catholic District School Board 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 busses will not enter cul-de-sacs.”
- That the Owner agrees to the satisfaction of the Halton Catholic District School Board, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or bussing will be provided. The owner will make these signs to the specifications of the Halton Catholic District School Board and erect them prior to the issuance of building permits.
- That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the Halton Catholic District School Board.
- The Owner shall provide Halton Catholic District School Board 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 Lot and Block configuration or numbering on the draft M-Plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

In cases where foregoing signage and clauses in offers of purchase and sale have already been provided, the owner shall provide evidence of the same to the satisfaction of the Halton Catholic District School Board.

8. **UNION GAS** UG

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.

9. **BELL CANADA** BC

That the owner satisfies Bell Canada with respect to their requirements.

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 Halton Catholic District School Board that condition 7 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	HCDSB
3.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas that condition 8 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG
4.	Prior to signing the final plan, the Director of Planning Services shall be advised by Bell Canada that condition 9 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	BC
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)

 Director of Planning Services
 (Authority by By-law 1998-272)

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

1. 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.
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. 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
4. 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
HCDSB	Halton Catholic District School Board