

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL
FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY
GRANDVIEW LIVING INC.**

This approval applies to the phased draft plan of condominium (File 24CDM-13005/1617) submitted by Grandview Living Inc. prepared by prepared by Donald H. Brown Ltd. dated May 10, 2013, for 1 building containing a total of 33 residential units and ground floor commercial uses. 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 Grandview Living Inc. draft plan of condominium (File 24CDM-13005/1617) are as follows:

<i>CONDITIONS</i>	<i>CLEARANCE AGENCY</i>
GENERAL	
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.	OAK(F)
2. That the owner provides any necessary easements to the satisfaction of the Town (if necessary).	OAK(L)
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.	OAK (A)
4. The Owner shall provide a certificate from the Owner's engineer stating that all grading drainage, above and below ground services, fencing, sodding, stormwater management requirements etc. have been completed in accordance with the Site Plan agreement, or that arrangements have been made for their completion to the satisfaction of the Director of Development Engineering.	OAK (DE)

LEGAL

5. 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 his 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."

9. 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)**

ZONING

10. That the owner/applicant confirms 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)**

SCHOOL BOARDS

11. That the owner agrees that a clause will be inserted into the Condominium declarations and all offers of purchase and sale for residential units, that "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 "Halton Catholic District School Board/Halton 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."
- HCDSB
HDSB**

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.

BELL

12. That the owner provide to Bell the necessary easements and/or agreements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
- B**

Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

CLOSING CONDITIONS

13. 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)**
14. Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton Catholic District School Board that condition 11 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.
- OAK (A)
HCDSB**

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| 15. | Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton District School Board that condition 11 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. | OAK (A)
HDSB |
| 16. | Prior to signing the final plan, the Director of Planning Services shall be advised by Bell that condition 12 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. | OAK(A)
B |
| 17. | 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 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
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