

Appendix A
TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL
FOR THE REGISTRATION OF THE PLAN OF CONDOMINIUM
RANDALL ROSE HOMES CORP. – 24CDM-17006/1613

This approval applies to the plan of condominium 24CDM-17006/1613 prepared by Rady-Pentek & Edward Surveying Ltd., dated January 20, 2017, showing 36 residential units, 89 parking spaces, and 43 locker units. 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>
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 a certificate from a Professional Engineer stating that all servicing, grading, drainage, overland flow route, stormwater management requirements and base asphalt paving 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)
4. LEGAL	OAK (L)

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:

- a) 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
- 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.

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."

5. The Declaration shall contain wording to provide and maintain the visitor parking spaces for the exclusive use of visitors to the condominium. The declaration of the condominium shall contain provisions clearly specifying that the visitor parking spaces shall be reserved exclusively for persons visiting the unit owners and occupants of the buildings. The visitor parking spaces shall either:

- i. form part of the common elements and neither be used or sold to unit owners, nor be considered part of the exclusive use portions of the common elements; or
- ii. be designated as visitor parking units with an interest therein conveyed to the Condominium Corporation immediately following registration of the condominium.

6. That the Owner provides any necessary easements to the satisfaction of the Town (if necessary). OAK (L)

7. The Owner shall satisfy the conditions in Section 2.01(b) and (c) of the Amended and Restated Section 37 Agreement entered into on August 22, 2017 in relation to the parking lot adjoining the condominium lands, being the payment of \$300,000 to the Town and registration of the required restrictive covenant on the parking lot lands, together with any necessary postponements. OAK (L)

8. The Owner shall (i) enter into an encroachment agreement with the Town on the Town’s form of agreement, satisfactory to the Legal Department, in respect of the encroachments onto the Town road allowances surrounding the Owner’s lands; (ii) pay the Town’s standard fee for an encroachment agreement; and (iii) register the signed encroachment agreement on the Owner’s lands abutting the encroachments. OAK (L)

9. The Owner shall convey a road widening to the Town, to the satisfaction of the Town Solicitor and/or the Manager of Realty Services, the approximate widening being 1.39 metres along Randall Street and being designated as Parts 4, 5 and 8 on Plan 20R-19600. OAK (L)

10. **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 prior to plan registration.

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. 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. 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. 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
5. 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 (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
HDSB	Halton District School Board
HCDSB	Halton Catholic District School Board