

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL  
FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM  
BY STATEVIEW HOMES (IVORY OAK ESTATES) INC.**

**This approval applies to the draft plan of condominium (File 24CDM-16003/1430) submitted by Stateview Homes (Ivory Oak Estates) Inc. prepared by KRCMAR dated May 18, 2016. 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 Stateview Homes (Ivory Oak Estates) Inc. Draft Plan of Condominium (File 24CDM-16003/1430) are as follows:**

<i><b>CONDITIONS</b></i>		<i><b>CLEARANCE AGENCY</b></i>
<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.	The Owner shall provide a certificate from the Owner's engineer stating that all grading, drainage and general servicing matters 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.	<b>OAK (DE)</b>

## **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)**

(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 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."

6. **ZONING** **OAK (Z)**
- 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.

7. **SCHOOL BOARDS**

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

**HDSB**  
**HCDSB**

"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."

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.

8. **BELL CANADA**

That the owner provide written confirmation that all Bell Canada matters have been satisfactorily addressed.

**BC**

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| 9.  | <b>CANADA POST</b><br><br>That the owner provide written confirmation that all Canada Post matters have been satisfactorily addressed.  | <b>CP</b>            |
| 10. | <b>OAKVILLE HYDRO</b><br><br>That the owner provide written confirmation that all Oakville Hydro matters have been satisfactorily addressed.  | <b>OH</b>            |
| 11. | <b>UNION GAS</b><br><br>That the owner provide written confirmation that all Union Gas matters have been satisfactorily addressed.  | <b>UG</b>            |
|     | <b>CLOSING CONDITIONS</b>   |                      |
| 12. | 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. | <b>OAK (A)</b>       |
| 13. | Prior to signing the final plan, the Director of Planning Services shall be advised by Halton District School Board that all condition(s) have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.             | <b>HDSB</b>          |
| 14. | Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Catholic District School Board that all condition(s) have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.    | <b>HCDSB</b>         |
| 15. | Prior to signing the final plan, the Director of Planning Services shall be advised by Bell Canada that all condition(s) have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.                              | <b>OAK(A)<br/>BC</b> |
| 16. | Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that all condition(s) have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.                              | <b>OAK(A)<br/>CP</b> |
| 17. | Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that all condition(s) have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.                           | <b>OAK(A)<br/>OH</b> |
| 18. | Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas that all condition(s) have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.                                | <b>OAK(A)<br/>UG</b> |
| 19. | 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).  | <b>OAK (A)</b>       |

**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.
4. Payment of cash-in-lieu of parkland in accordance with the applicable by-law will be payable prior to building permit issuance in accordance with the provisions of Section 42 of the Planning Act.
5. **Halton Region: Requirements at the time of registration**
  - Final M 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
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 (Z)	Town of Oakville – Building Services Department, Zoning Section
OH	Oakville Hydro
RMH (PPW)	Regional Municipality of Halton – Planning and Public Works Department
UG	Union Gas