

## TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE PLAN OF CONDOMINIUM BY DUNDAS SIXTH LINE DEVELOPMENTS INC. – 24CDM-14002

This approval applies to plan of condominium (File 24CDM-14002) prepared by KRCMAR Surveyors Ltd. dated January 6, 2014 showing 11 blocks, private road network including the driveways and drive aisles, visitor parking, common landscape features, community mailbox, and garbage and recycling areas associated with a 254 unit residential townhouse development. The Town of Oakville conditions applying to the approval of the final plan for registration of condominium are as follows:

<b>CONDITIONS</b>	<b>CLEARANCE AGENCY</b>
<b>GENERAL</b>	
1. The Owner shall provide confirmation, to the satisfaction of the Town's Finance Department, that all taxes that have been levied have been paid prior to plan registration.	OAK(F)
2. The Owner shall provide confirmation that appropriate easements are granted to the condominium corporation allowing access to the private roads, walkways, storm and sanitary sewers, and water servicing leading to the public road system and allowing use of common amenity facilities.	OAK(DE)
3. 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, and asphalt paving have been completed in accordance with the plan and conditions in the original site plan agreement dated April 12, 2012, or that arrangements to the satisfaction of the Director of Development Engineering have been made for their completion.	OAK (DE)
4. The Owner shall provide confirmation that the Registry Office has reviewed and approved the Declaration, prior to registration of the condominium.	OAK (A)
<b>LEGAL</b>	
7. 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 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.	OAK (PS) (L)
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> .	

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."

8. Visitor parking spaces will be clearly delineated on the condominium plan to be registered and the Declaration shall contain a clause clearly specifying that visitor parking shall form part of the common elements and neither to be used nor sold to unit owners or be considered part of the exclusive use portions of the common elements. OAK (L)

### **SURVEY REQUIREMENTS**

9. The owner shall agree to deposit mylars and digital discs (.dwg files format) of the registered plan of condominium to the satisfaction of the Town, and that prior to registration of the plan, the owner's surveyor shall submit to the Town horizontal co-ordinates of all boundary monuments for the approved draft plan of condominium. These co-ordinates are to be based on 6 degree UTM Projection, NAD83 Datum and shall match the layering outlined in the Schedule N of the condominium agreement. Exemptions and alternatives to this can only be granted by the local municipal Engineering Services Section. OAK (DE)
10. That the owner shall agree to 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 by the Town. OAK (A)

**CLOSING CONDITIONS**

11. 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, in a brief but complete statement detailing how the conditions have been satisfied. OAK (A)

**All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being July 7, 2014.** 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.

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Dana Anderson, MCIP, RPP  
Director of Planning Services  
(Authority by By-law 1998-272)

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July 7, 2014

**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
MC	Ministry of Culture
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
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
UG	Union Gas Limited
RMH (LPS)	Halton Region – Legislative and Planning Services Department
RMH (PWES)	Halton Region – Public Works and Engineering Services Department
TCPL	TransCanada Pipeline