

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL
FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY
Foxcotte Village Estates Inc.**

This approval applies to the draft plan of condominium (File 24CDM-20001/1311) submitted by Foxcotte Village Estates Inc., prepared by R-PE Surveyors Ltd., dated March 12, 2020. 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 Foxcotte Village Estates Inc
Draft Plan of Condominium (File 24CDM-20001/1311) 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. In accordance with the Site Plan Agreement, the Owner shall provide confirmation that all applicable noise related warning clauses have been included in all offers of purchase and sale agreements, as well as clauses advising prospective purchases that Dundas Street East is a designated bus route and that there will be walkway facilities connecting the development to public rights-of-way. In cases where offers of purchase and sale have already been executed, the Owner shall send a letter to all purchasers which include the above warning clauses. | OAK(PS) |
| 3. The Owner shall provide confirmation that appropriate easements are granted to the condominium corporation allowing access to the storm and sanitary sewers, and water servicing leading to the public road system. | OAK(DE) |
| 4. 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) |
| LEGAL | |
| 5. That the owner provides any necessary easements, retained and granted, to the satisfaction of the Town (if necessary). Including, but not limited to, an access easement over the common elements roadways. | OAK(L) |

6. 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 a 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."

7. 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 condominium and neither to be used nor sold to unit owners or be considered part of the exclusive use portions of the common elements.

ZONING

8. That the owner/applicant confirms to the satisfaction of the Town that the "as-built drawings" comply 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.
9. The Owner/applicant is required to have an OLS certify that all parking spaces (above ground and underground) are in compliance with the minimum parking space sizes as per Section 5.4.1.3 of Zoning By-law 2009-189.

OAK (Z)

BELL CANADA

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

BC

CANADA POST

11. That the owner provides written confirmation that all Canada Post matters have been satisfactorily addressed.

CP

CLOSING CONDITIONS

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|-----|---|----------------------|
| 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. | OAK (A) |
| 13. | Prior to signing the final plan, the Director of Planning Services shall be advised by Bell Canada that condition 10 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. | OAK(A) BC |
| 14. | Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post 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) CP |
| 15. | All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being December, 7, 2020. | 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.
4. **HALTON REGION - Requirements at the time of registration**
 - Condominium 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

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|-------|---------------------------------------|
| BC | Bell Canada |
| CP | Canada Post |
| C | Cogeco |
| HCDSB | Halton Catholic District School Board |
| HDSB | Halton District School Board |
| HO | Hydro One |
| CH | Conservation Halton |
| ENB | Enbridge Pipeline |
| CN | Canadian National Railway |
| B | Bell |

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| 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 |