

Appendix A

Schedule of Conditions “Common Element Condominium”

Draft Plan of Condominium

FRONTDOOR DEVELOPMENTS INC.
Blocks 1 to 6 and 9, Plan 65M-4554
Town of Richmond Hill

Town File: D05-14004 (19CDM(R)-14004)

The conditions of the Council of the Town Of Richmond Hill to be satisfied prior to the release for registration of Plan of Condominium 19CDM(R)-14004, Town of Richmond Hill, are as follows:

Town of Richmond Hill

Planning and Regulatory Services Department (Development Planning Division)

1. Approval shall relate to a Draft Plan of Condominium prepared by David B. Searles Survey Ltd., File no. 38-2-17, dated January 30, 2018.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the Town dated July 28, 2017 and registered in the Land Registry Office of the Land Titles Division of York Region as Instrument No. YR2738207 to the satisfaction of the Commissioner of Planning and Regulatory Services.
3. The Owner shall enter into a Condominium Agreement, if required to do so by the Town which shall be registered on title and to the satisfaction of the Town Solicitor, in priority to all other claims or interest.
4. The Owner shall submit plans of Condominium pre-approved by the Land Registry Office, satisfactory to the Town, prior to final approval of the Plan of Condominium.
5. Prior to final approval, the Owner shall, if required to do so by the Town, submit to and obtain the approval of the Town for the form and content of the Condominium Description and Declaration. The Condominium declaration shall include **(For Example, Need For Reciprocal Easements and/or Mutual Driveways, Etc.)** and the Owner shall incorporate into the Plan and Declaration under Section 7 of the *Condominium Act*, 1998, all right(s)-of-way and easements for vehicular access, on-site traffic circulation, municipal servicing or utility servicing to the satisfaction of the Town.

Planning and Regulatory Services Department (Regulatory Services Division)

6. Prior to final approval of the Plan, the Owner shall have fully complied with all orders issued pursuant to the *Building Code Act*, 1992 and shall have completed all work necessary to correct any building deficiencies related to said order to the satisfaction of the Town.

Planning and Regulatory Services Department (Development Engineering Division)

7. Prior to final approval of the Plan, the owner shall provide the Town with evidence in the form of Engineer's Certificate stating that all grading, drainage, above and below ground services, asphalt paving, concrete works and demarcation of parking spaces, acoustic walls/fences within the Common Element Condominium area, and any other matters required to support the development of the lands within the plan, including but not limited to, any retaining walls, low impact development features that are to be located within the Parcels of Tied Land and are to be secured with easements in favour of the Condominium Corporation, have been substantially completed in accordance with the plans and conditions in the said Site Plan Agreement. To guarantee completion of the aforesaid work, the letter of credit secured through the site plan agreement will be kept in full force by the Town.
8. The Owner shall file with the Town , if required to do so by the Town, certification from a Professional Engineer or Ontario Land Surveyor authorized to practice in the Province of Ontario that all necessary easements required to service the lands within the Plan and any adjoining lands (if such adjoining lands were, at any time, a single parcel of land with the lands within the Plan) for, but not limited to access, parking, street lighting, water, sanitary sewer and storm sewer structural support grading, retaining walls, low impact development features, amenity areas, access and maintenance purposes, have been lawfully created upon the registration of the Declaration referred to in Condition 5.

Planning and Regulatory Services Department (Parks and Natural Heritage Division)

9. The Owner shall agree within the condominium declaration to make provisions for the ongoing maintenance and repair of all common element landscape areas and retaining walls.

Corporate and Financial Services

10. Prior to final approval, the Owner shall pay the applicable Release Fees to the satisfaction of the Town.
11. The Owner shall pay any outstanding taxes owing to the Town.
12. The Owner shall pay any outstanding Local Improvement charges owing against the subject lands.

Alectra Utilities

13. Prior to final approval, the Owner shall enter into a Licence Agreement with Alectra Utilities.

Telecommunications Services

14. Prior to final approval, the Owner shall provide the Town with evidence from a telephone and telecommunication services carrier that adequate provisions have been provided on the subject lands for the purposes of telephone and telecommunication services.

Region of York

15. Prior to final approval, the Owner shall provide confirmation that all conditions of the site plan approval issued for the subject property under Regional File No. SP-R-031-13, have been satisfied.
16. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued under Regional File No. SP-R-031-13.
17. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in an amount sufficient to cover the cost of all outstanding works.
18. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.

Clearance Conditions

19. The Town shall advise that Conditions 1 to 12 inclusive have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
20. Alectra Utilities shall advise that Condition 13 has been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
21. A Telecommunications provider shall advise that Condition 14 has been satisfied. The clearance letter shall include a brief statement detailing the condition has been met.
22. The Region of York shall advise that Conditions 15 to 18 has been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.