

Appendix A

Schedule of Conditions “Standard Condominium”

Draft Plan of Condominium

**C2C Industrial Properties (GTA) Ltd.
Lot 72 and Part of Lot 71, Plan 65M-2104
Town of Richmond Hill**

Town File: D05-18003 (19CDM(R)-18003)

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)-18003, Town of Richmond Hill, are as follows:

Town of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Condominium prepared by Schaeffer Dzaldov Bennett Ltd., Ontario Land Surveyors, Job 17.267-01, received by the Town on April 10, 2018, and redline revised as follows:
 - a) To include a date and authorization signatures.
2. 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.
3. 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.
4. 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.

Regulatory Services Division

5. 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.

Development Engineering Division

6. The Owner shall file with the Town, if required to do so by the Town, certification from a Professional Engineer or Ontario Land Surveyor or Solicitor authorized to practice in the Province of Ontario, that all necessary easements required to service the lands and buildings 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, storm sewer, structural support grading, retaining walls, low impact development features, amenity areas, access and maintenance purposes, have been lawfully created or will be lawfully created upon the registration of the Declaration referred to in Condition 4.

Corporate and Financial Services

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

Clearance Conditions

10. The Town of Richmond Hill shall advise that Conditions 1 to 9 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Condominium was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Condominium, unless approval has been sooner withdrawn, but The Town of Richmond Hill may, from time to time, extend the duration of the approval.