

Schedule of Conditions

Draft Plan of Condominium

“Common Element Condominium”

**Livante Holdings (305 Bloomington) Inc.
Block 1, Registered Plan 65M-4516
Town of Richmond Hill**

Town File: D05-12001 (19CDM(R)-12001)

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)-12001, 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 Guido Papa Surveying., Reference #: 16-18-248-05, dated February 20, 2018.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the Town dated March 31, 2017 and registered in the Land Registry Office of the Land Titles Division of York Region as Instrument No. YR2673212, 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 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 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 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 5.

Corporate & Financial Services

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

Alectra Utilities

12. Prior to final approval, the Owner shall satisfy the requirements of Alectra Utilities.

Canada Post

13. Prior to final approval, the Owner shall satisfy the requirements of Canada Post.

Enbridge Gas

14. Prior to final approval, the Owner shall satisfy the requirements of Enbridge Gas Distribution Inc.

Clearance Conditions

15. The Town shall advise that Conditions 1 to 11 inclusive have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
16. Alectra Utilities shall advise that Condition 12 has been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
17. Canada Post shall advise that Condition 13 has been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
18. Enbridge Gas shall advise that Condition 14 has been satisfied. The clearance letter shall include 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.