

**SCHEDULE OF CONDITIONS
Standard Condominium
DRAFT PLAN OF CONDOMINIUM**

Appendix B
SRPRS.18.178
File D05-15011

**Ideal (JS) Developments Inc.
Blocks A, B and C, Plan 1916
Town of Richmond Hill**

TOWN FILE: D05-15011 (19CDM(R)-15011)

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)-15011, 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 Tham Surveying Limited, Reference 15-020-Level 1, dated July 24, 2018 and a Draft Plan of Condominium prepared by Tham Surveying Limited, Reference 15-020-Level 2, dated July 19, 2018.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the Town arising from the approval of the Site Plan application, Town File D06-14029, 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.

Planning and Regulatory Services Department (Regulatory Services Division)

5. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Architect's Certificate or other certification, satisfactory to the Town, stating that all buildings are substantially completed to the extent that all boundaries of the units to be created have been constructed.
6. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor's Certificate stating that all

buildings have been located on the ground in accordance with the Site Plan contained in the said Site Plan Agreement between the Owner and the Town arising from the approval of the Site Plan application, Town File D06-14029.

7. 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)

8. 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 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.
9. The Owner shall file with the Town certification from a Professional Engineer or Ontario Land Surveyor 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, water, sanitary and storm sewer, structural support and maintenance have been granted or will be granted upon registration of the Condominium Declaration, together with a certification from a solicitor authorized to practice in Ontario that a reciprocal operating and cost-sharing agreement that deals with mutual easements for the provision of services, lateral support and access for installation and maintenance of services will be in place and will bind the landowner and Condominium Corporation to be created on the subject lands by registration of the Condominium Declaration.

Planning and Regulatory Services Department (Park and Natural Heritage Planning Section)

10. The Owner shall agree within the Condominium Declaration to make provisions for the ongoing maintenance of all common element landscape areas.
11. The Owner shall complete all required landscape works to the satisfaction of the Commissioner of Planning and Regulatory Services.

Corporate and Financial Services Department

12. Prior to final approval, the Owner shall pay the applicable Release Fees to the satisfaction of the Town.

13. The Owner shall pay any outstanding taxes owing to the Town.
14. The Owner shall pay any outstanding Local Improvement charges owing against the subject lands.

Alectra Utilities

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

Enbridge Inc.

16. Prior to final approval, the Owner shall satisfy the requirements of Enbridge Inc.

Clearance Conditions

17. The Town of Richmond Hill shall advise that Conditions 1 to 14 inclusive have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
18. Alectra Utilities shall advise that Condition 15 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
19. Enbridge Inc. shall advise that Condition 16 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.

In accordance with Section 51 of the *Planning Act*, R.S.O. 1990, the decision to approve the draft Plan of Condominium, subject to the above conditions, is deemed to have been made on _____.

Kelvin Kwan
Commissioner of Planning and Regulatory Services

DATED at Richmond Hill this _____ day of _____, 20**.

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