

Appendix	A
SRPRS	20-045
File(s)	D05-16009

Appendix "A"

Schedule of Conditions "Common Element Condominium"

Draft Plan of Condominium

**Stateview Homes (Kings Landing) Inc.
Part of Block 1, Registered Plan 65M-4649
City of Richmond Hill**

City File: D05-16009 (19CDM(R)-16009)

The conditions of the Council of the City of Richmond Hill to be satisfied prior to the release for registration of Plan of Condominium 19CDM(R)-16009, City of Richmond Hill, are as follows:

City of Richmond Hill

Planning and Regulatory Services Department (Development Planning Division)

1. Approval shall relate to a Draft Plan of Condominium prepared by KRCMAR Surveyors, Drawing Name 16-112DC01b, having a Surveyor's Certificate dated October 19, 2017, revised January 23, 2020.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the City dated October 22, 2019 and registered in the Land Registry Office of the Land Titles Division of York Region as Instrument No. YR3069907, 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 City which shall be registered on title and to the satisfaction of the City 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 City, prior to final approval of the Plan of Condominium.
5. Prior to final approval, the Owner shall, if required to do so by the City, submit to and obtain the approval of the City for the form and content of the Condominium Description and Declaration. 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 City.
6. The Owner shall agree to create a non-exclusive surface easement (the "Access Easement") over the interior private driveway to be built on a portion of the grade level of the Subject Lands. The Easement shall be in favour of the lands located

between the Subject Lands and McCachen Street, legally described as Block 1, Registered Plan 65M-4651 (PIN 03206-4303) and municipally known as 300 King Road and 3, 5, 7, 9 McCachen Street (the "West Benefitting Lands") for the purpose of providing vehicular and pedestrian access, ingress and egress, to and from the West Benefitting Lands, and to and from the adjoining public highways known as McCachen Street and Parker Avenue. The Easement shall be a strata/surface easement, which may be created and/or granted all at once or in phases and may be created pursuant to section 20 of the *Condominium Act*, 1998 by describing the Easement in the Condominium Declaration and description or approval by the Committee of Adjustment. The Easement shall be in a form and location satisfactory to the Commissioner and the Owner shall be responsible for the preparation of any and all Reference Plan(s) necessary for the creation or conveyance of the Easement and all other costs related thereto.

Planning and Regulatory Services Department (Regulatory Services Division)

7. Prior to final approval of the Plan, the Owner shall provide the City with evidence in the form of an Architect's Certificate or other certification, satisfactory to the City, stating that all buildings are substantially completed to the extent that all boundaries of the units to be created have been constructed.
8. Prior to final approval of the Plan, the Owner shall provide the City 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 City dated October 22, 2019.
9. 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 City.

Planning and Regulatory Services Department (Development Engineering Division)

10. Prior to final approval of the Plan, the Owner shall provide the City 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 City.
11. The Owner shall file with the City, if required to do so by the City, 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 and Financial Services Department

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

Regional Municipality 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-014-15 (SP.15.R.0115), 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 on August 10, 2015 under Regional File No. SP-R-014-15 (SP.15.R.0115).
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.

Alectra Utilities

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

Canada Post

20. Prior to final approval, the Owner shall satisfy the requirements of Canada Post with respect to the proposed condominium development on the subject lands.

Enbridge Gas Inc.

21. Prior to final approval, the Owner shall satisfy the requirements of Enbridge Gas Inc. with respect to the proposed condominium development on the subject lands.

Bell Canada

22. Prior to final approval, the Owner shall satisfy the requirements of Bell Canada with respect to the proposed condominium development on the subject lands.

Clearance Conditions

23. The City 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.
24. The Regional Municipality of York shall advise that Conditions 15 to 18 inclusive have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
25. Alectra Utilities shall advise that Condition 19 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
26. Canada Post shall advise that Condition 20 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
27. Enbridge Gas Inc. shall advise that Condition 21 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
28. Bell Canada shall advise that Condition 22 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 City 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 City Of Richmond Hill May, From Time To Time, Extend The Duration Of The Approval.