

Appendix “A”

Schedule of Conditions “Standard Condominium”

Draft Plan of Condominium

The Gates of Bayview Glen Phase IX Corporation
Part of Lot 1, Part of Block 18 and 21, Plan 65M-2838, Part of Lot 38, Concession 1
City of Richmond Hill

City File: D05-19004 (19CDM(R)-19004)

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)-19004, 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 R-PE Surveying Ltd., Ontario Land Surveyors, Reference #: 18-164, dated July 24, 2019.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the City dated August 21, 2018 and registered in the Land Registry Office of the Land Titles Division of York Region as Instrument No. YR2894731, 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 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 City.

Planning and Regulatory Services Department (Regulatory Services Division)

6. 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.

7. 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 August 21, 2018.
8. 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)

9. 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 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.
10. The Owner shall file with the City 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 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)

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

Corporate and Financial Services Department

13. Prior to final approval, the Owner shall pay the applicable Release Fees to the satisfaction of the City.

14. The Owner shall pay any outstanding taxes owing to the City.
15. The Owner shall pay any outstanding Local Improvement Charges owing against the subject lands.

Bell Canada

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

Canada Post

17. Prior to final approval, the Owner shall satisfy the requirements of Canada Post with respect to the provision of a centralized mailbox facility/mailroom to service the requirements of the occupants of the proposed condominium apartment buildings to be constructed on the subject lands.

Alectra Utilities

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

Clearance Conditions

19. The City shall advise that Condition 1 to 15 have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
20. Bell Canada shall advise that Condition 16 has been satisfied. The clearance letter shall include a brief statement detailing how this condition has been met.
21. Canada Post shall advise that Condition 17 has been satisfied. The clearance letter shall include a brief statement detailing how this condition has been met.
22. Alectra Utilities shall advise that Condition 18 has been satisfied. The clearance letter shall include a brief statement detailing how this 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 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.