

Appendix “A”

Schedule of Conditions (“Standard Condominium”)

Draft Plan of Condominium

**Dogliola Developments Ltd.
Part of Lots 51 and 52, Concession 1, W.Y.S.
City of Richmond Hill**

City File: D05-20001 (19CDM(R)-20001)

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)-20001, 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 Holding Jones Vanderveen Inc., Ontario Land Surveyors, Job No: 11-2133-DRAFT PLAN – COMBINED, dated June 20, 2020.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the City dated January 24, 2020 and registered in the Land Registry Office of the Land Titles Division of York Region as Instrument No. YR3128157, 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 January 24, 2020.
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, if required to 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, structural support grading, retaining walls, low impact development features, amenity areas, access and maintenance purposes, have been lawfully created upon the registration of the Declaration referred to in Condition 5.
11. The Owner shall include the following warning clause in the Condominium Declaration:

"Purchasers and tenants are advised that infiltration related stormwater chamber systems are located within the condominium and form an integral part of the stormwater management infrastructure for the community. It is the Condominium's responsibility to ensure that proper drainage is maintained and swales which convey stormwater to this system remain in its original form."
12. The Owner shall convey to the City without charge and free of encumbrances the lands described as Part of Lots 51 and 52, Concession 1 and designated as Part 11 on Reference Plan 65R-38393. All necessary documents to effect this shall be lodged with the City Solicitor prior to registration of the Condominium Declaration.

13. The Owner shall include the following noise warning clauses in the Condominium Declaration as per the approved Environmental Noise Assessment for the Subject Lands, by YCA Engineering Limited, dated April 2019. The dwelling units included in the following noise warning clauses correspond to Draft Plan of Standard Condominium, dated June 20, 2020.

“Purchasers/tenants of dwelling units 1 to 17, 32 to 34, and 63 to 129 are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”

“Purchasers/tenants of dwelling units 1 to 17, 32 to 34, and 88 to 129 are advised that the dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”

“Purchasers of dwelling units 1 to 17, 32 to 34, and 88 to 129 are responsible for future maintenance of the required noise mitigation measure including the forced air heating system with ducting sized to accommodate installation of a central air conditioning.”

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

14. The Owner shall agree within the Condominium Declaration to make provisions for the ongoing maintenance of all common element landscape areas.
15. The Owner must convey parkland and natural heritage lands described as Parts 13, 14 and 15 on Reference Plan 65R-38393 prior to registration of the Condominium Declaration.
16. The Owner must meet all of the Site Plan Agreement requirements associated with preparation and conveyance of the parklands prior to registration of the Condominium Declaration.
17. The Condominium Declaration must include a notice that purchasers/occupants are advised that it is the City’s intention to develop Park and restoration lands described as Parts 13, 14 and 15 on Reference Plan 65R-38393 to include active park, public walkways and trails, and uses may include play equipment or other facilities that will attract a range of park uses, and that such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property and a high volume of pedestrian traffic on the walkways. Purchasers are to be further advised that properties adjacent to such Blocks may be affected by noise and lighting from such uses.

Corporate and Financial Services Department

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

Alectra Utilities

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

Bell Canada

22. The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

Canada Post

23. Canada Post requires that the owner/developer comply with the following:
 - a) The owner/developer agrees to include on all offers of purchase and sale, a statement which will advise the prospective purchaser that mail delivery will be from a designated Community Mailbox.
 - b) The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
 - c) The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of each Community Mailbox and to indicate these locations on the appropriate servicing plan.
 - d) The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - i) An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - ii) Any required walkway across the boulevard, as per municipal standards; and,
 - iii) Any required curb depressions for wheelchair access.
 - e) The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by

Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as the homes are occupied.

Regional Municipality of York

24. Prior to approval, the Owner shall demonstrate that the Travel Demand Management conditions as outlined in the Site Plan Approval, dated March 13, 2019 (Regional File Number: SP.16.R.0125), have been met to the Region's satisfaction.

Clearance Conditions

25. The City shall advise that Conditions 1 to 20 inclusive have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
26. Alectra Utilities shall advise that Condition 21 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
27. 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.
28. Canada Post shall advise that Condition 23 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
29. The Regional Municipality of York shall advise that Condition 24 has been satisfied. The clearance letter shall include a brief statement detailing how the 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.