

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Condominium
"Standard Condominium"

File 19CDM(R)-21004

East Beaver Creek Holdings Inc.

Block 2, Plan 65M-2202

City of Richmond Hill

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)-21004, City of Richmond Hill, are as follows:

City of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Condominium prepared by J.D. Barnes Limited, Project Number 21-15-170-00, dated September 14, 2021.
2. 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.
3. 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.
4. 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, S.O. 1998, c. 19*, all right(s)-of-way and easements for vehicular and pedestrian access, on-site traffic circulation, private servicing, municipal servicing or utility servicing to the satisfaction of the City.

Building Division

5. Prior to final approval of the Plan, the Owner shall have fully complied with any orders issued pursuant to the *Building Code Act, 1992, S.O. 1992, c. 23* and

shall have completed all work necessary to correct any building deficiencies related to said orders to the satisfaction of the City.

Development Engineering Division

6. 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 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 4.

Corporate and Financial Services Department

7. Prior to final approval, the Owner shall pay the applicable Release Fees to the satisfaction of the City.
8. Prior to final approval, the Owner shall pay any outstanding taxes owing to the City.
9. Prior to final approval, the Owner shall pay any outstanding Local Improvement charges owing against the subject lands.

Clearance Conditions

10. The City of Richmond Hill shall advise that Conditions 1 to 9 inclusive have been satisfied; the clearance letter shall contain 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 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.