

Appendix “A” to Staff Report SRPBS.23.034

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Condominium  
 (“Standard Condominium”)

File 19CDM(R)-15007

**Laurier Homes (Richmond Hill) Inc.**

**Block 4, Plan 65M-4746**

**City of Richmond Hill**

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**City of Richmond Hill**

**Development Planning Division**

1. Approval shall relate to a draft Plan of Condominium prepared by Schaffer Dzaldov Purcell Ltd., Job No. 14-254-15A, dated March 8, 2023.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the City dated September 19, 2022 and registered in the Land Registry Office of the Land Titles Division of York Region as Instrument YR3504707 to the satisfaction of the Commissioner, Planning and Building 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, 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**

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 Site Plan Agreement between the Owner and the City dated September 19, 2022.
8. 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**

9. Prior to final approval of the Plan, the Owner shall provide the City with evidence in the form of an Engineer's Certificate stating that all grading, drainage, above and below ground services, asphalt paving, concrete works, bike parking 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 do so by the City, certification from a 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, bike 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.

### **Park and Natural Heritage Planning Section**

11. The Owner shall complete all required landscape works and the undertaking of any maintenance in the manner specified in the said Site Plan Agreement.
12. The Owner shall agree within the Condominium Declaration to make provisions for the ongoing maintenance of the common element landscaped areas.

### **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. Prior to final approval, the Owner shall pay any outstanding taxes owing to the City.
15. Prior to final approval, the Owner shall pay any outstanding Local Improvement charges owing against the subject lands.

### **Bell Canada**

16. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
17. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

### **Alectra Utilities**

18. Prior to final approval, the Owner shall satisfy the requirements of Alectra Utilities with respect to the proposed condominium development on the subject lands.

### **Enbridge Gas Inc.**

19. 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.

### **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.

### **Clearance Conditions**

21. The City of Richmond Hill shall advise that Conditions 1 to 15 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
22. Bell Canada shall advise that Conditions 16 and 17 have been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
23. Alectra Utilities shall advise that Condition 18 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
24. Enbridge Gas Inc. shall advised that Condition 19 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.

25. Canada Post shall be advised that Condition 20 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.