

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Condominium
"Common Element Condominium"

City File: D05-20005 **(19CDM(R)-20005)**

Leslie Richmond Developments Limited

Block 1, Registered Plan 65M-4850

City of Richmond Hill

City of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Condominium prepared by R-PE Surveying LTD, Job Number 20-038, dated May 14, 2020.
2. The Owner shall fulfill Site Plan provisions pertaining to a related Site Plan Agreement between the Owner and the City dated June 2, 2025, for which the Owner shall agree that prior to final approval, the noted Site Plan Agreement shall be fully executed and registered by the City in the Land Registry Office of the Land Titles Division of York Region, to the satisfaction of the Commissioner, Planning and Building Services Department.
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 said Site Plan Agreement between the Owner and the City dated May 30, 2025.
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.

Infrastructure Planning and Development Engineering Division

9. Prior to final approval of the Plan, the Owner's Engineer shall confirm that all grading, drainage, above and below ground services, asphalt paving, concrete works and demarcation of parking spaces, bike parking 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, storm sewer outfall, any retaining walls, noise walls, utilities, rain barrels, 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 or that the City holds sufficient security to cover the cost of the remaining 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 the amount sufficient to cover the cost of all outstanding works through an amending site plan agreement. To guarantee completion of the aforesaid work, the letter of credit secured through the site plan agreement or an amending 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 10.

Corporate and Financial Services Department

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

Parks 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 shall complete all required landscape works to the satisfaction of the Commissioner of Planning and Building Services.
16. The Owner must meet all of the Site Plan Requirements associated with the conveyance of Blocks 2 and 3 prior to registration of the declaration and description for the last condominium to be created for the Subject Lands, or such earlier date as may be determined by the Commissioner in his absolute and sole discretion, acting reasonably. The Owner agrees that it shall not require approval of a description under the Condominium Act and such approval shall not be given under the Owner has complied fully with its obligations to the satisfaction of the City.

Regional Municipality of York

17. Prior to final approval, the owner shall provide confirmation that all of the conditions of the site plan approval issued for the subject property under Regional File No. D06-20026 (SP.20.R.0152) have been satisfied.

Bell Canada

18. 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.
19. 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

20. 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.

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.

Clearance Conditions

22. The City of Richmond Hill shall advise that Conditions 1 to 16 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
23. The Regional Municipality of York shall advise that Condition 17 has been satisfied. The clearance letter shall include a brief statement detailing how the condition has been met.
24. Bell Canada shall advise that Conditions 18 and 19 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 20 has been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.
26. Enbridge Gas Inc. shall advise that Condition 21 has been satisfied. The clearance letter shall include 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 draft Plan of Condominium was given, pursuant to the Planning Act, R.S.O. 1990, the approval to this draft Plan of Condominium shall lapse at the expiration of three (3) years after the date upon which approval to the draft Plan of Condominium was given, but the City of Richmond Hill may from time to time extend the duration of the approval by granting an extension prior to the lapsing date.