

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Condominium  
("Standard Condominium")

City File: CON-24-0007 **(19CDM(R)-24007)**

**JIAYING DAI**

**Part of Lots 2 and 3, Registered Plan 65M-2139**

**City of Richmond Hill**

---

**City of Richmond Hill**

**Development Planning Division**

1. Approval shall relate to a draft Plan of Condominium prepared by IBW Surveyors, Project Number A-047636, dated June 16, 2025.
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 Services Division**

5. 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.
6. 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 September 15, 1988.

7. 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**

8. 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.
9. The Owner shall file with the City certification from a solicitor authorized to practice in the Province of Ontario that all necessary easements required to service the lands and building within the Plan and any adjoining lands for, but not limited to, access, parking, water, sanitary and storm sewer, structural support, access and maintenance purpose, have been lawfully created or will be lawfully created upon the registration of the Declaration referred to in Condition 5.
10. The following condition shall be included into the Schedule of Conditions:

The Owner acknowledges to grant a non-exclusive surface easement (the "Access Easement") over the interior private driveway on a portion of the grade level of the subject lands. The Access Easement would be in favour of the abutting property to the south municipally known as 50 Mural Street (the "South Benefitting Lands") for the purpose of providing passage by persons and vehicles for the purposes of a driveway for the benefit of the South Benefitting Lands. The Access Easement shall be a strata/surface easement, which may be created and/or granted all at once or in phases and may be created pursuant to Section 20 of the Condominium Act, 1998 (Ontario) by describing the Access Easement in the condominium declaration and description or approval by the Committee of Adjustment. The Access Easement shall be in a form and location satisfactory to the Commissioner of Infrastructure and Engineering Services and the Owner shall be responsible for the preparation of any and all Reference Plan(s) necessary for the creation or conveyance of the Access Easement and all other costs related thereto. In no event shall any condominium declaration(s) be registered in connection with any of the lands within the Plan until such time as all the aforementioned reciprocal and/or cross easements or joint use agreements are provided.

#### **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.

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

14. The Owner shall agree within the condominium declaration to make provisions for the ongoing maintenance and replacement of all common element landscape areas and landscaping.

#### **Clearance Conditions**

15. 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.

**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.