

SCHEDULE 3 – CONDITIONS OF DRAFT PLAN OF CONDOMINIUM

CONDITIONS OF DRAFT APPROVAL FOR PLAN OF (STANDARD) CONDOMINIUM

FILE: D07CDM21.001 (2183025 Ontario Limited – Charleston Homes)

LEGAL DESCRIPTION

**Part of Block A, Plan 670,
Town of Halton Hills, Regional Municipality of Halton,
Municipally known as 284 Queen Street E (Acton)**

The conditions, which shall be fulfilled prior to final approval of this Plan of Standard Condominium, are as follows:

TOWN OF HALTON HILLS:

1. The approval shall relate to the Draft Plan of Standard Condominium prepared by Van Harten Surveying Inc., Project No. 25250-17, signed June 30, 2021.
2. That the Owner provides a certificate signed by the Ontario Land Surveyor and the Owner stating that the Plan proposed to be submitted for registration is the same as the latest (most recent) draft approved Plan and, if the Plans are not the same, that any differences between the proposed registered Plan and latest Draft Plan are accepted by the Town.
3. That the Owner shall submit to the Town, the Plan of Standard Condominium pre-approved by the Registry Office and satisfactory to the Town, prior to final approval of the Plan of Standard Condominium.
4. The Owner shall submit to the Town one reproducible mylar copy of the registered Plan of Standard Condominium within one (1) month of the registration of the Plan, and shall submit computerized Plan information in a format satisfactory to the Town.
5. Prior to the release of the Plan of Standard Condominium for registration, the following condition shall be completed to the satisfaction of the Commissioner of Transportation & Public Works:
 - a. The Site Works as defined in the Site Plan drawings (D11SPA19.001) approved September 18, 2020, shall be substantially completed.
6. Prior to the final approval of the Plan of Standard Condominium, the Owner shall provide the Town with evidence in the form of a Professional 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 Site Plan Agreement executed on September 2, 2020.

7. Occupancy of the *sixteen (16)* individual condominium units shall not be permitted until the Site Works as defined in the Site Plan drawings (File D11SPA19.001) approved September 18, 2020, have been substantially completed to the satisfaction of the Town.
8. Prior to the final approval of the Plan of Standard Condominium, the Owner shall submit to the Town certification from a Professional Engineer or Ontario Land Surveyor that all necessary easements required to service the lands within the Plan which may include easements for water, sanitary sewer, storm sewer, hydro, gas, telephone, cable, access and maintenance purposes, have been lawfully created or will be lawfully created upon the registration of the Declaration and Description.
9. The Owner shall grant all blocks and easements as required, free and clear of any encumbrances, to the Town or other approval authority.
10. The Owner shall submit to, and obtain the approval of, the Town regarding the form and content of the Condominium Description and Declaration prescribed by Sections 7 and 8 of the *Condominium Act*.
11. The Owner shall provide the Town with clearance letters from applicable utility companies (telephone, cable, hydro, gas) indicating that satisfactory arrangements have been made by the Owner with the utility company for all necessary easements in the Plan of Standard Condominium.
12. The Owner shall provide a Fire Route Plan, to the satisfaction of the Town's Fire Department.
13. The Owner shall pay the applicable release and final approval fees to the satisfaction of the Town.
14. The Owner shall pay any outstanding taxes owing to the Town on the entire development.
15. Prior to the final approval of the Plan of Standard Condominium, the Commissioner of Planning & Development shall be advised in writing that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.

TIMEFRAME:

16. That the Owner agrees that draft approval shall lapse three (3) years from the date of issuance of draft approval by the Town of Halton Hills. Any extension after the

initial 3 year period is contingent upon a review and possible revision to the Draft Plan conditions to ensure that they remain current and reflect best practices.

EXTERNAL AGENCIES:

CANADA POST:

17. In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- a. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- b. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- c. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- d. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- e. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- f. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Halton Hills.
- g. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail

delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- h. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

HALTON DISTRICT SCHOOL BOARD:

18. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
 - b. Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
19. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
20. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
21. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
22. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the Halton District School Board.

HALTON CATHOLIC DISTRICT SCHOOL BOARD

23. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subsequent agreements, to be registered on title:

- a. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.
24. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.
25. That the owner agrees in the condominium agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.

BELL CANADA

26. 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.
27. 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.

HALTON HILLS HYDRO

28. Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required; or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.
29. Please note that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.