

SCHEDULE 3 – CONDITIONS OF DRAFT PLAN OF STANDARD CONDOMINIUM

CONDITIONS OF DRAFT APPROVAL FOR PLAN OF (STANDARD) CONDOMINIUM FILE: D07CDM24.001 (AMICO 42 MILL LTD.)

LEGAL DESCRIPTION

**Part of Lots 4, 5 and 6, Registered Plan 341
Part of Lot 37, Registered Plan 32
Part of Lot 19, Concession 9 (Esquensing)
Town of Halton Hills, Regional Municipality of Halton**

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

TOWN OF HALTON HILLS:

1. The approval shall relate to the Draft Plan of Standard Condominium Sheets 1 – 4, prepared by Schaeffer Dzaldov Purcell Ltd., Job Number 16-330-20, signed January 18, 2024.
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, of 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. That the Owner shall submit to the Town one reproducible mylar copy of the registered Plan of Standard Condominium within one 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 Town of Halton Hills:
 - a. The Site Works as defined in the Site Plan drawings (D11SPA20.005) approved October 30, 2020, shall be substantially completed.

6. Prior to 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 by the Town of Halton Hills on June 22, 2018.
7. Occupancy of the 76 individual condominium units shall not be permitted until the Site Works as defined in the Site Plan drawings (D11SPA20.005) approved October 30, 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 of 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. That the Owner shall grant all blocks and easements as required, free and clear of any encumbrances, to the Town or other approval authority.
10. That 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. That the Owner shall provide the Town with clearance letter from the 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. That the Owner shall provide a Fire Route Plan, to the satisfaction of the Town's Fire Department.
13. That the Owner shall pay the applicable release and final approval fees to the satisfaction of the Town.
14. That the Owner shall pay any outstanding taxes owing to the Town for the entire development.
15. Prior to the final approval of the Plan of Condominium, the Commissioner of Planning and 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.

16. The Owner shall grant an easement in Schedule "A" of the Declaration in favour of **Halton Standard Condominium Corporation No. 373** over, along, through and upon Part E1 on the draft Plan of Condominium for the purposes of ingress and egress for persons only (and any personal equipment required for accessibility purposes) to facilitate entering and exiting the building and facilities located on the Halton Standard Condominium Plan No. 373.

TIMEFRAME:

17. That the Owner agrees that draft approval shall lapse three years from the date of issuance of draft approval by the Town of Halton Hills. Any extension after the initial three-year period is contingent upon a review and possible revision of Draft Plan conditions to ensure that they remain current and reflect best practices.