

SCHEDULE 5 – CONDITIONS OF PART LOT CONTROL EXEMPTION

CONDITIONS OF PART LOT CONTROL EXEMPTION FILE: D25PLC24.001 – SOVEREIGN CAROLINE STREET LIMITED DATED: OCTOBER 28, 2024

Conditions:

1. The Owner shall transfer to the Town a 2.46m wide road widening along the frontage of Caroline Street (i.e., Part 7 on the Draft Reference Plan in Schedule 4 to Report No. PD-2024-090).
2. The Owner agrees to register an easement over the west end unit (i.e., Unit 1 on the Site Plan in Schedule 2 to Report No. PD-2024-090) in favour of the middle unit (Unit 2) for the purposes of access and maintenance of the foundation, side wall, and overhanging eaves.
3. The Owner agrees to establish permanent, private reciprocal easements over the rear lots of the proposed units for the purposes of access, maintenance, and cost sharing of the infiltration gallery for all three units.
4. The Owner agrees to establish permanent, private easements over Units 1 and 3 in favour of Unit 2 to allow access to its rear yard for the purposes of lawn maintenance, barbecue access, etc.
5. All lands and easements must be transferred free and clear of encumbrances and a Certificate of Title shall be provided to the satisfaction of the Town. The Owner must be prepared to provide partial release(s) and/or postponement of all existing encumbrances.
6. The Owner shall register an Application to Register Restrictions (i.e., “no dealing”) under Section 118 of the Land Titles Act whereby the Owner covenants and agrees to attaching a restriction to the lands prohibiting any transfer, charge, or other conveyance of the lands, or any part or parts thereof, until the road widening is transferred to the Town and the easements required herein are addressed and/or registered to the satisfaction of the Town.

Notes:

- The Owner shall provide proof of registration of the reciprocal easements after the part lot control exemption by-law is passed and the property is transferred.
- The Owner must ensure that grading is in compliance with the grading plan in the approved Site Alteration Permit SA-23052, issued by the Town of Halton Hills on January 12, 2024.
- The Owner shall provide a copy of their lot grading certificate from a surveyor or a professional engineer.