

CONDITIONS OF DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM APPROVAL

CONDITIONS OF APPROVAL

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM

Dormer Hill Inc. (the "Owner")

14029 Yonge Street, legally described as Part of Lot 72, Concession 1

Whitchurch, designated as Part 1 on Plan 65R-3298 (the "Lands")

CDM-2017-01

THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER PRIOR TO THE RELEASE FOR REGISTRATION OF ANY CONDOMINIUM PLAN OF THE LANDS (the "Plan"), ARE AS FOLLOWS:

Planning Division Conditions

1. Approval of the final Plan shall relate to the Draft Plan of Common Elements Condominium prepared by ertl surveyors dated February 6, 2018 with respect to the creation of a condominium road on the Lands (the "Draft Plan") and the related Draft Plan of Subdivision Application SUB-2017-01 with respect to the creation of twenty-seven (27) related parcels of tied land on the Lands.
2. The Plan and associated conditions of Draft Plan Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of Draft Plan approval. Further, minor redline revisions to the Plan may be required to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to the Plan.
3. Prior to registration of the Plan, the Owner shall demonstrate compliance with the provisions of the Subdivision Agreement between the Owner and the Town entered into with respect to Draft Plan of Subdivision Application SUB-2017-01 to the satisfaction of the Director of the Planning Division.

Legal Services Division Conditions

4. Prior to registration of the Plan, the Owner shall submit to the Town for approval the Condominium Declaration and Description containing all the required provisions in accordance with the *Condominium Act, 1998* and any other provision as may be required by the Town (the "Declaration"). If requested by the Town, the Owner shall incorporate into the Declaration any right(s)-of-way and easements for vehicular access, including access for fire and emergency services, to the satisfaction of the

Town. Together with the final version of the Declaration, the Owner shall provide a solicitor's undertaking indicating that:

- a. the Declaration provided to the Town is the final Declaration to be submitted for registration, subject only to changes requested by the Land Registrar;
 - b. the Town will be notified of any required changes prior to registration; and
 - c. immediately following registration of the Declaration, a copy will be provided to the Town.
5. Prior to registration of the Plan, the Owner shall submit the Plan to the Town for approval, as preapproved by the Registry Office.

York Region

6. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the draft plan of subdivision issued for the subject property on May 28, 2018 under Regional File No. 19T-17A01 have been satisfied.
7. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the subdivision approval for the subject property issued under File No. 19T-17A01.
8. Prior to final approval, the Owner shall confirm that all of the works within the Regional ROW have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding 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.
9. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.

Central York Fire Services

10. Fire Route Signage to be shown on the Plan of Condominium.
11. Minimum clear roadway width of 6 metres required at all times with no parking in this clear width for the set up and operation of fire trucks as per the Ontario Building Code.
12. Private condo road should be designed in accordance with the requirements of the OBC Div. B Article 3.2.5.6. For fire route design to facilitate emergency access and operation to all units in this development.

Clearances

13. The Town's Planning Division shall advise that Conditions 1 to 3 inclusive have been satisfied, stating briefly how each condition has been met.
14. The Town's Legal Services Division shall advise that Conditions 4 and 5 have been satisfied, stating briefly how each condition has been met.
15. York Region shall advise that Conditions 6 to 9 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
16. Central York Fire Services shall advise that Conditions 10 to 12 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ISSUED at Aurora this 5th day of October, 2018.

RE-ISSUED by the Town of Aurora this 28th day of May, 2021.



David Waters, MCIP, RPP, PLE
Director of Planning and Development Services

NOTE: WHERE FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN WITHIN TWO (2) YEARS AFTER THE DATE UPON WHICH THE RE-ISSUED APPROVAL TO THE PROPOSED PLAN OF SUBDIVISION WAS GIVEN, THE TOWN OF AURORA MAY, IN ITS DISCRETION, AND PURSUANT TO THE PLANNING ACT R.S.O. 1990 WITHDRAW ITS APPROVAL TO THIS PROPOSED PLAN OF SUBDIVISION, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN, BUT THE TOWN OF AURORA MAY FROM TIME TO TIME EXTEND THE DURATION OF THE APPROVAL.