

SCHEDULE OF DRAFT PLAN CONDITIONS CDM-22.003
Front Door Developments Cam Fella Inc. Inc.
316 to 386 Cam Fella Boulevard
Town of Whitchurch-Stouffville
Dated: May 15, 2024

DS-022-24
Attachment 4

1.0	General Conditions
1.1	The plans submitted for final approval and registration must be in accordance with the approved Site Plan and shall include the Draft Plan of Condominium.
1.2	That prior to registration, the Owner shall agree to complete development of the lands in accordance with the approved Site Plan and provisions in the Site Plan Agreement (SPA16.028
1.3	<p>The Owner shall submit to the Director of Development Services a complete copy of the Condominium Declaration and Description in accordance with the Condominium Act, 1998 and any other provision as may be requested as a condition of draft approval by the Town, which includes the following:</p> <ul style="list-style-type: none"> a. A schedule containing a statement from the declarant's solicitor that in his or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and the easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description; and b. A schedule being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations made under the Condominium Act.
1.4	<p>The Owner shall incorporate into the Condominium Declaration and Description any warning clauses required by the Town, for potential noise generated by any surrounding activities, but not limited to the following clauses:</p> <ul style="list-style-type: none"> a) Purchasers are advised that the Town will not be providing maintenance or snow removal service for the private condominium roads.” b) “Purchasers are advised that the “road” is designated a Fire Route, as such, no on-street parking is permitted.” c) “Purchasers are advised that waste management and snow removal shall be provided by the condominium corporation.” d) “Purchasers are advised that visitors parking spaces shall form part of the common elements and neither be used by or sold to unit owners or be considered part of the exclusive use portions of the common elements.” e) “Purchasers are advised that the play area shall form part of the common elements and neither be used by or sold to unit owners or be considered part of the exclusive use portions of the common elements.” f) “Purchasers are advised that mail delivery will be from a designated community mailbox as per Canada Post’s requirements.” g) “The Owner shall incorporate into the Condominium Declaration and Description any easements required by the Town, including vehicular access for fire and emergency services, to the satisfaction of the Town.
1.5	The Owner shall file with the Director of Development Services, fully executed copies of the following certificates satisfactory to the said Director:

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	<p>a) confirmation from the applicant’s solicitor the creation and registration of necessary easements has been undertaken;</p> <p>b) certification from the applicant’s surveyor with respect to the identification of necessary easements;</p> <p>c) c) certification from the applicant’s engineer with respect to the identification of necessary easements.</p>
1.6	<p>Prior to final approval, the Owner agrees to implement the recommendations of the Environmental Noise Assessment, prepared by Aercoustics dated February 7, 2024, as amended to the Town's satisfaction which addresses noise attenuation measures within the Plan of Condominium and include the necessary warning clauses in the Offers of Purchase and Sale for those lots affected. The warning clauses pertain to any noise levels from traffic, construction and surrounding building activities.</p>
1.7	<p>Prior to final approval, the Owner shall submit an “as-constructed” survey, to the satisfaction of the Town Engineer and/or the Director of Development Services.</p>
1.8	<p>Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities, to the satisfaction of the Town.</p>
1.9	<p>The Owner agrees that the Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.</p>
1.10	<p>Prior to final approval, the Owner shall confirm to the Town’s Development Services Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements as may be required by the Town. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.</p>
1.11	<p>The Owner agrees to provide to the Town a complete copy of the final version of the Declaration and Description to be registered, including all Schedules thereto.</p>
1.12	<p>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, the Town may, in its discretion and pursuant to the Planning Act, withdraw its approval to the Draft Plan of Condominium, unless approval has been sooner withdrawn, but the Town may, from time to time, extend the duration of the approval.</p>