



**CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL
PLAN FOR REGISTRATION OF PLAN OF CONDOMINIUM BY:**

Walkers Green Residences Ltd.
FILE: 525-004/25 (24CDM-25004/B)

This approval applies to the draft plan of Vacant Land Condominium as prepared by J.D. Barnes Limited, Reference No. 14-16-242-03, for lands described as Units 1-3 PINS 07181-0960 (LT) and 07181-1329 (LT).

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

1. Prior to final approval, the owner shall enter into a condominium agreement with the City of Burlington, subject to such modifications to reflect these conditions, and any other necessary agreement(s) in effect on the date of signing thereof to satisfy all requirements, financial, servicing and otherwise, of the City of Burlington. Such agreement will apply to and be registered on lands within the draft plan of Vacant Land Condominium.

The Owner / Applicant shall complete the following, prior to final approval, to the satisfaction of the Director of Engineering Services of the City of Burlington:

2. Agree to submit an updated Master Concept Plan.
3. Agree to submit an updated Master Servicing and Master Grading Plan.
4. Agree to submit a detailed Phasing Plan outlining the sequencing of construction for all phases, including identification of any temporary or interim construction measures required to ensure that each phase can be completed independently of future phases, including but not limited to underground parking, common elements, landscape features, and site lighting.
5. Agree to submit an updated Stormwater Management Report demonstrating how stormwater quantity and quality controls will be provided in accordance with municipal requirements under interim and ultimate build-out conditions.
6. Agree to satisfy all terms and conditions of the existing Site Plan Agreement (File No. 535-009/12), including the resolution of any outstanding or deficient items and agree to enter into a Site Plan Agreement for the current Minor Modification application (File No. MM-007/18), including the provision of engineering securities for all proposed and outstanding works.
7. Agree and acknowledge that the details of Units 2 and 3 have not been reviewed as part of any development applications and that Draft Plan of Condominium approval does not constitute development approval for Units 2 and 3. Any future development of Units 2 and

- 3 will require separate Site Plan approval(s) and Site Plan Agreement(s) to the satisfaction of the City.
8. Agree to submit, at each subsequent Site Plan stage, updated engineering drawings for the applicable phase of development, including any required interim servicing and grading measures, to demonstrate that each phase can be completed without adversely impacting completed phases or relying on incomplete future works, and in conformance with the approved Phasing Plan.
 9. Agree to provide the necessary securities for all works, in accordance with all agency requirements and the approved engineering drawings at the Site Plan stage.
 10. Agree to submit all required supporting documentation and draft reference plans (R-Plans) for all existing and proposed private easements, including easements required for servicing, access, ingress/egress, and utilities.

The Owner / Applicant shall complete the following, prior to final approval, to the satisfaction of the Region of Halton:

11. Provide draft easement documents that demonstrate, to the satisfaction of the Region's Development Project Manager that permanent mutual private domestic watermain and sanitary sewer easements are to be provided that will ensure that access rights to and the maintenance of the private water and sewer systems in the development and properties are addressed between the multiple property owners. The easements will be required to be described as parts on a reference plan and the transfer documents for the private water and wastewater easements will be required to stand solely on their own, and not part of any other easement or agreement.
12. Agree that conditions from the previous site plan application (from MM-007/18) are still applicable, including the following:
 - a) Agree to implement the recommendations of the updated Transportation Impact Study.
 - b) Agree to implement the recommendations of the updated Noise Impact Study.
13. Agree that access to the site will continue to be provided from Upper Middle Road currently facilitated through two access easements under Instrument No. HR973836. The eastern access has been built and serves as access to the existing sales centre. The western access is currently gravel and will act as the construction access for the development of Block 1.

The Owner / Applicant shall complete the following to the satisfaction of approval authority indicated in the condition:

14. Prior to final approval, acknowledge and agree to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner / Applicant further agrees and acknowledges to convey such easements at no cost to Bell Canada.
15. Prior to final approval, agree that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner /

Applicant shall be responsible for the relocation of any such facilities or easements at their own cost. Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

16. Prior to registration of the plan of condominium, the Owner / Applicant will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.
17. Prior to registration of the plan of condominium, the Owner / Applicant will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation.
18. Prior to registration of the plan of condominium, taxes must be paid on parcels associated with this file to the satisfaction of the Director of Finance. This includes all outstanding balances plus current year taxes that have been billed but not yet due.
19. Prior to final approval, the Director of Community Planning shall be advised by the City Engineering Services Department that Conditions 2-10 (inclusive) have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied if applicable.
20. Prior to final approval, the Director of Community Planning shall be advised by the Region of Halton that Conditions 11, 12 and 13 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied if applicable.
21. Prior to final approval, the Director of Community Planning shall be advised by the Bell Canada and Rogers that Conditions 14-17 (inclusive) have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied if applicable.
22. Agree that all of the above conditions shall be satisfied within 3 years of the granting of draft approval, being _____, 2029.

J. Tellier
Director of Community Planning

Date

If there are no appeals, Draft Approval is deemed to have been made on

NOTES:

- a) The owner is advised that additional fees are required by the City of Burlington and the Region of Halton for each Extension to Draft Approval and for Major Revisions to the draft plan or conditions.
- b) The owner, its successors and assigns, are hereby notified that City-wide Development Charges may be payable in accordance with By-law No. 72-2004, as may be amended, upon issuance of a building permit at the rate in effect on the date issued. For further information, the owner is advised to contact the City Burlington Department at 905-335-7731
- c) Regional Development Charges and Surcharges are payable in accordance with the applicable Regional Development Charges by-law and are required at the following stages:

Condominium Agreement: Water and wastewater (including blocks intended for future development at the maximum density permitted under the applicable zoning by-law)

Building Permit Issuance: All remaining Region-wide Development Charges in effect at the date of issue.

NOTE: Any building permits which are additional to the maximum unit yield which is specified by the Condominium Agreement are subject to all Regional Development Charges (including water, wastewater and surcharges not collected at condominium agreement) prior to the issuance of the building permit, at the rate in effect at the date of issue.

- d) Educational Development Charges are payable in accordance with the applicable Education Development Charge by-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Condominium Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.
- e) At any time prior to final approval of the plan for registration, the City or Region may amend, delete or add to the conditions and this may include the need for amended or new studies in accordance with Section 51 (18) of the Planning Act, 1990.
- f) An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 – Proximity – of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating

“DANGER – Overhead Electrical Wires” in all locations where personnel and construction vehicles might come in close proximity to the conductors.