

RECEIVED ① K.P.

OCT 09 2014

② D.T

**Notice of the Decision
of a Draft Plan of Condominium Subdivision
by The Corporation of the City of Guelph**

Corporation of Puslinch
CLERK'S DEPARTMENT

Copy	
Please Handle	
Of Your Information	
61M169 agenda	NOV 5 11 4

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Parts 2 and 3 on 61R11661, Part of Block 10, Plan 61M169, (23CDM14506), municipally known as 265 Hanlon Creek Boulevard, in the City of Guelph, County of Wellington.

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 22nd day of September, 2014, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to Parts 2 and 3 on 61R11661, Part of Block 10, Plan 61M169, (23CDM14506), municipally known as 265 Hanlon Creek Boulevard, in the City of Guelph, County of Wellington.

I.G.# 8

AND TAKE NOTICE that the applicant, or any person or public body that made a written submission before the Decision may, at anytime before the approval of the final plan of condominium subdivision, appeal any of the conditions imposed by the General Manager of Planning Services of the Corporation of the City of Guelph to the Ontario Municipal Board by filing a notice of appeal with the Clerk of The Corporation of the City of Guelph.

AND THAT any appeal to the Ontario Municipal Board in respect of the decision to approve the draft plan of condominium subdivision, or any of the conditions of the draft plan of condominium subdivision may be made by filing with the Clerk of The Corporation of the City of Guelph, not later than the 28th day of October, 2014, at 4:30 p.m., a notice of appeal setting out the objection and reasons in support of the objection. The applicable fee of \$125, **paid by cheque or money order**, made payable to the "Minister of Finance", must also be submitted with the appeal.

A copy of the Decision, including the conditions, is included. All of the related information for the draft plan of condominium subdivision is available for inspection at Planning & Building, Engineering and Environment office, City Hall, 3rd Floor, 1 Carden Street, Guelph, Ontario, during business hours (8:30 a.m. to 4:30 p.m., Monday to Friday).

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of the appeal regarding any changes to the conditions of approval unless the person or public body, before the decision, made written submissions or a written request to be notified of changes to the conditions.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of condominium subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. If you wish to appeal to the Ontario Municipal

Board, the requisite appeal forms are available from the Ontario Municipal Board on their website at www.omb.gov.on.ca, or you may obtain the appeal forms from the City Clerk's Department, c/o ServiceGuelph, 1st Floor, City Hall, 1 Carden Street, Guelph, Ontario.

DATED at the City of Guelph this 8th day of October, 2014.

Stephen O'Brien
City Clerk
Guelph City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

COPY



September 22, 2014

Andrew Anderson
1320160 Ontario Inc.
P.O. Box 844
Guelph, ON
N1H 6M6

RECEIVED
SEP 23 2014

CITY CLERK'S OFFICE.

**RE: 265 Hanlon Creek Boulevard Plan of Condominium,
23CDM14506**

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning Services and as of the date of this letter, I have decided to approve the condominium plan for 265 Hanlon Creek Boulevard under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.

By copy of this letter, I am requesting the City Clerk to initiate the Notice of Decision circulation which will be mailed in accordance with Section 51(37) of the *Planning Act*. This Notice of Decision of the approval of the plan including conditions will be circulated for a 20 day time period during which, any person or public body may file a notice of appeal of the decision. Should no appeals be filed, the approval of the condominium plan of subdivision shall be deemed to have been made on the day after the last day for appealing the decision.

Once your condominium plan has received draft plan approval, when you wish to register your plan, please contact the Planning Services Staff and advise in writing how you have satisfied all of the conditions of draft plan approval.

If you have any questions on this file, please contact Michael Witmer, Development and Urban Design Planner, Planning Services at (519) 837-5616, extension 2790.

Yours truly,

**Todd Salter
General Manager,
Planning Services**

MW/ts

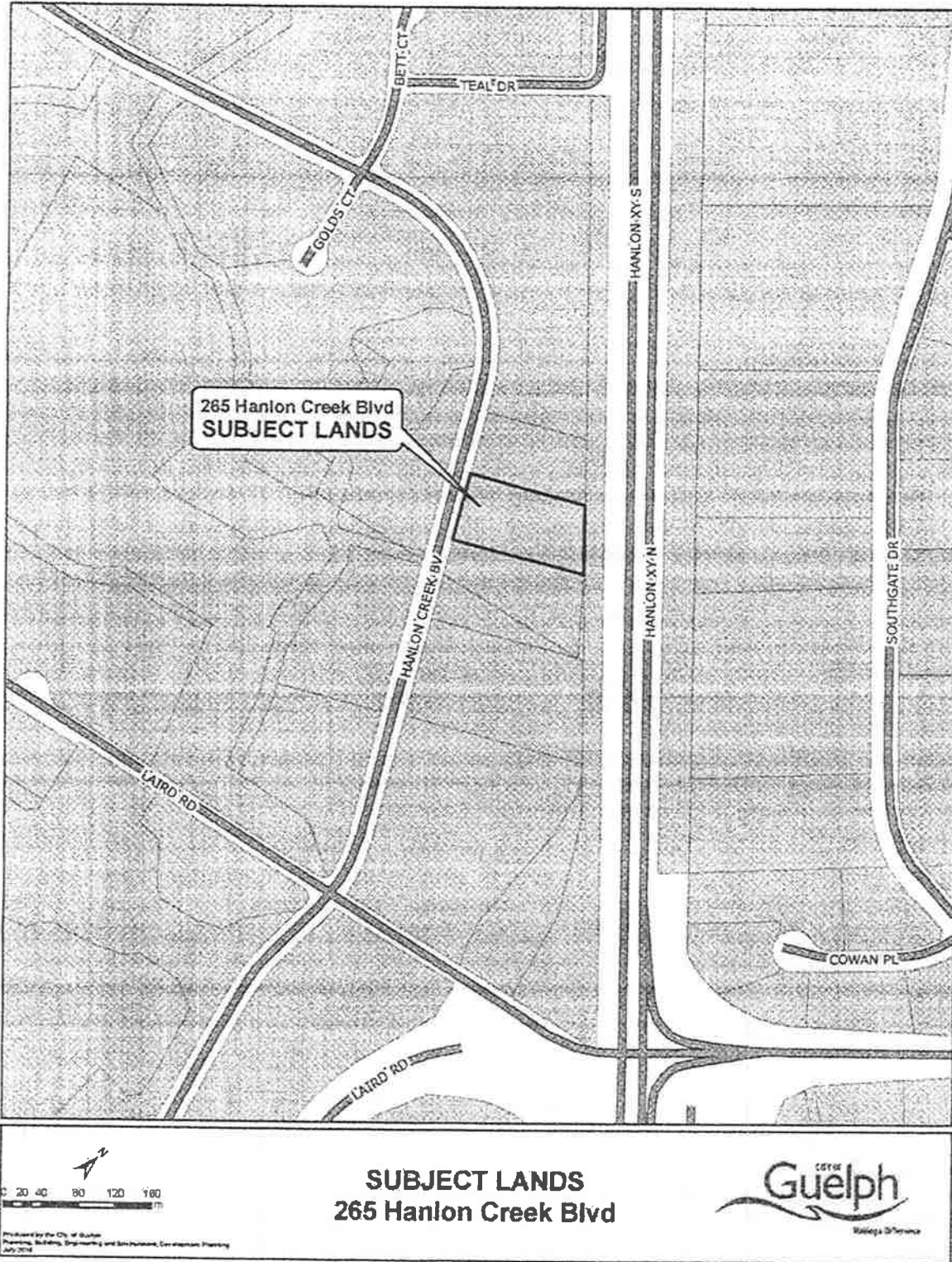
cc: Stephen O'Brien, City Clerk
Kealy Dedman, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771



**SCHEDULE 1
Location Map**



SCHEDULE 2

Conditions

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning Services.

- 1) That this approval applies to the draft plan of condominium prepared by Van Harten Surveying Inc., Project No. 22177-14 dated July 17, 2014, illustrating a total of ten (10) industrial units with sixty-three (63) exclusive use parking spaces and common elements comprising of ten (10) visitor parking spaces and two (2) accessible parking spaces, landscaped areas and drive aisles.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan, grading and drainage plan, landscape plan, photometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the condominium plan.
- 3) The owner acknowledges and agrees that the City can and shall make a detailed site inspection at 265 Hanlon Creek Boulevard to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium.
- 4) The owner acknowledges and agrees that the condominium be registered in one (1) phase.
- 5) The owner shall pay any outstanding debts owed to the City, prior to the registration of the Plan of Condominium.
- 6) That prior to the registration of the Plan of Condominium, the owner shall provide the City with a drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the buildings constructed and the grading of the lots is in conformity with the drainage plan and that any variance from the plan has received the prior approval of the City Engineer.
- 7) That prior to the registration of the Plan of Condominium, the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, hydrants, catchbasins, roadways, driveways, parking areas and sidewalks that are to become part of the common element facilities and areas, are in good repair, free from defects and functioning properly.
- 8) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system, serving

the site and also identifies the locations where any easements are required prior to registration of the Plan of Condominium.

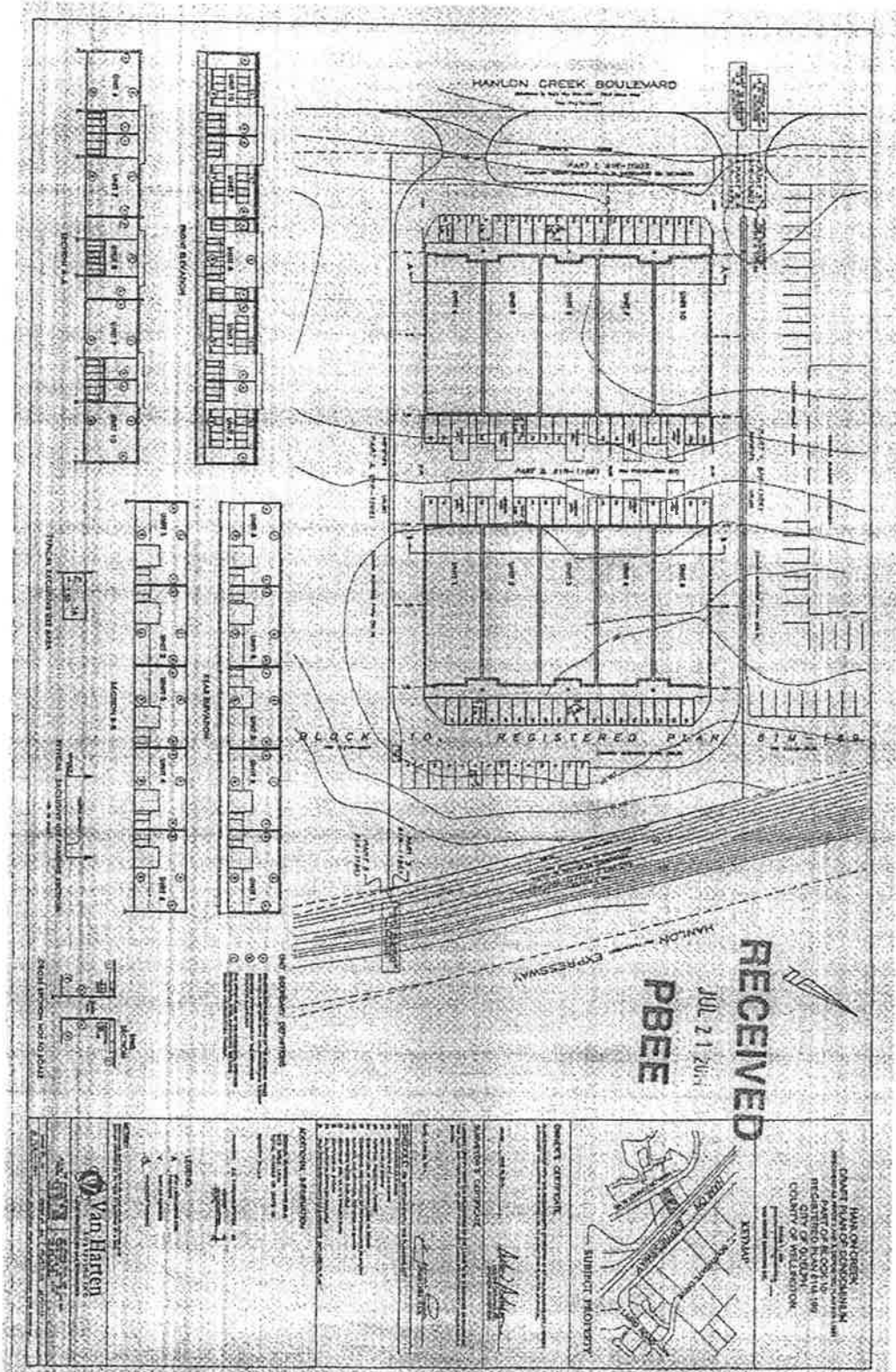
- 9) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system serving the condominium, which are located on private lands other than the lands included in the phase being registered.
- 10) That prior to the registration of the Plan of Condominium, a Professional Engineer and/or Ontario Land Surveyor shall identify all the rights-of-way required to provide access for vehicles and pedestrians.
- 11) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that easements for all the rights-of-way are in place to provide access to the subsequent phase if the vehicular or pedestrian access is on private lands other than the lands included in the phase being registered.
- 12) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"Trucks entering/leaving the Lands shall use only Highway 6 (Hanlon Expressway) and/or Downey Road south of Hanlon Creek Boulevard [formerly known as Road A]."*
- 13) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"When completed, realigned Laird Road (Road D) will be used as a Permissive Truck Route which includes the haulage of mineral aggregate from licensed pit operations located in the Township of Puslinch to Highway 6 (Hanlon Expressway). In addition, a Mineral Aggregate Resource Area is identified in the County of Wellington Official Plan to the west of Hanlon Creek Business Park located in the Township of Puslinch".*
- 14) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"The Environmental Implementation Report (EIR) requirements, set out in Schedule 'D' of Site Plan Control Agreement, registered on title to the subject lands as instrument number WC400955 on April 23, 2014, must be addressed on a continuing basis, as the City determines applicable".*
- 15) That prior to the registration of the Plan of Condominium, the owner demonstrate that the two (2) accessible parking spaces shown on approved site plan SP11B054 are part of the common elements of the condominium and not exclusive use to any particular unit(s).
- 16) The owner agrees to provide the City's Planning, Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD (*.dwg) format.

-
- 17) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 16 have been satisfied or acknowledged, whatever the case shall be.

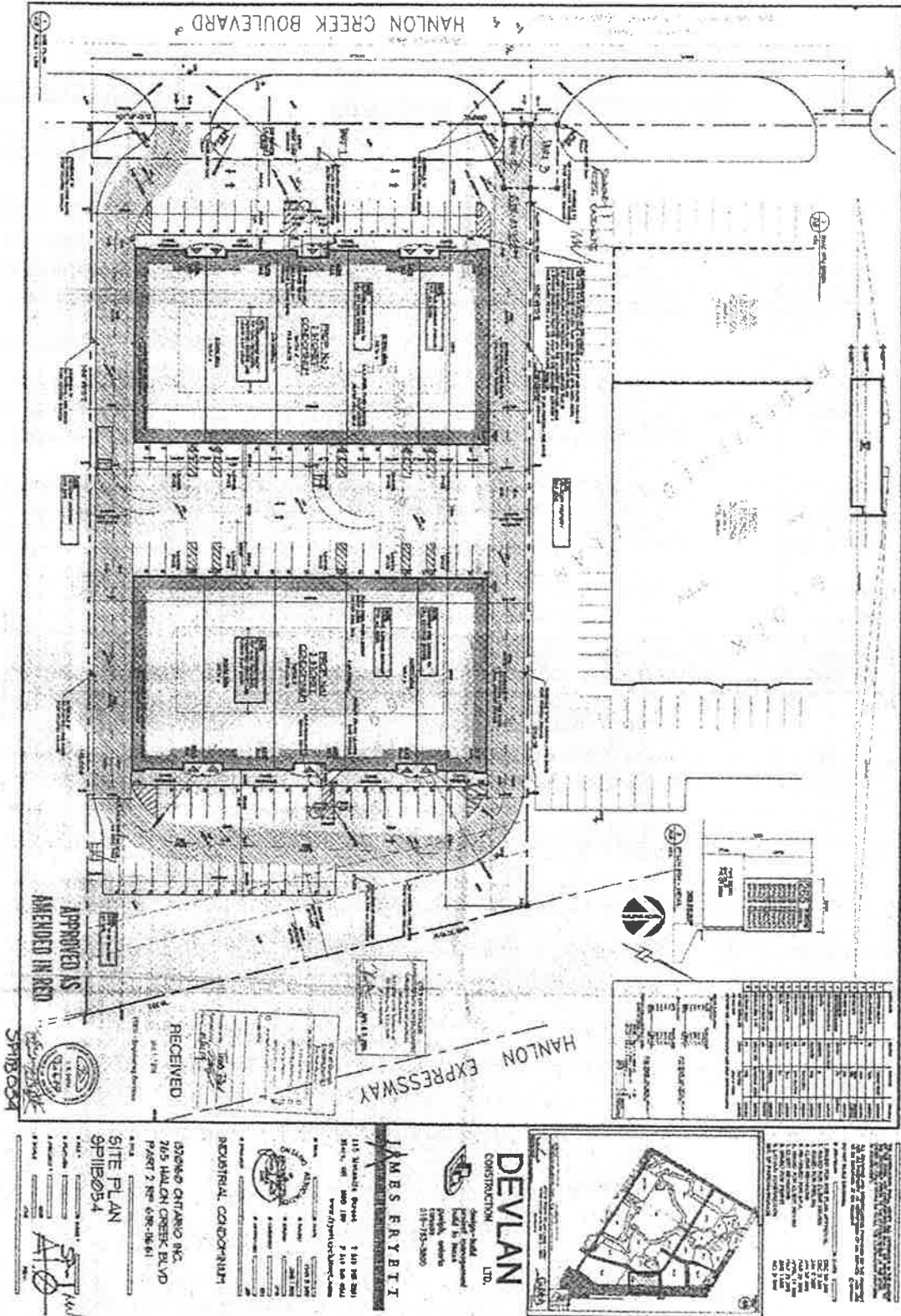
***NOTES:**

1. Guelph Hydro Electric Systems Inc. (GHESI) has indicated to Planning staff on September 18, 2014 that satisfactory arrangements have been made for the electric servicing of the subject property and that they have no further comments. They retracted their previously indicated comments made on August 25, 2014.
2. Draft Plan of Condominium approval will expire five (5) years from the date draft plan approval is issued.
3. All accessible parking must form part of the common elements and not be exclusive use parking spaces.

SCHEDULE 3 Proposed Condominium Plan



SCHEDULE 4 Approved Site Plan



APPROVED AS
AMENDED IN REG
SP11E054

RECEIVED
MAY 11 2011

HANLON EXPRESSWAY

DRONCO CHITRANO INC.
265 HANLON CREEK BLVD
PART 2 REV 03R-10-01

SITE PLAN
SP11E054

DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____

JAMES FREYTT
115 Victoria Road
Bldg. 01 3rd Floor
Burlington, Ontario
www.jamesfreytt.com
416-633-2222

INDUSTRIAL CONSTRUCTION

DEVLAN
CONSTRUCTION LTD.
design-build
project management
heavy construction
311-715-3000



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GUELPH ZONING BY-LAW AND THE GUELPH CONSTRUCTION BY-LAW.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF GUELPH.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL PROTECT ALL EXISTING UTILITIES AND TREES.
5. THE DEVELOPER SHALL PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
6. THE DEVELOPER SHALL MAINTAIN ALL RECORDS OF CONSTRUCTION.

SCHEDULE 5
Department/Agency Comment Checklist

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Development Planning		✓	<ul style="list-style-type: none"> Standard condominium conditions; EIR requirements; notification & warning clauses RE: trucks in Hanlon Creek Business Park
Engineering Services		✓	<ul style="list-style-type: none"> Standard condominium conditions
Finance	✓		
Parks Planning	✓		
Canada Post	✓		
Rogers Cable	✓		
Wellington Catholic District School Board	✓		
Fire Department	✓		
Guelph Hydro	✓		
Union Gas	✓		
Upper Grand District School Board	✓		
Guelph Police Services	✓		
Economic Development	✓		

Conditions

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning Services.

- 1) That this approval applies to the draft plan of condominium prepared by Van Harten Surveying Inc., Project No. 22177-14 dated July 17, 2014, illustrating a total of ten (10) industrial units with sixty-three (63) exclusive use parking spaces and common elements comprising of ten (10) visitor parking spaces and two (2) accessible parking spaces, landscaped areas and drive aisles.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan, grading and drainage plan, landscape plan, photometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the condominium plan.
- 3) The owner acknowledges and agrees that the City can and shall make a detailed site inspection at 265 Hanlon Creek Boulevard to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium.
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- 8) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system, serving the site and also identifies the locations where any easements are required prior to registration of the Plan of Condominium.
- 9) That prior to the registration of the Plan of Condominium, an independent lawyer shall certify that the proposed condominium phase has easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, stormwater management system, watermains and water distribution system serving the condominium, which are located on private lands other than the lands included in the phase being registered.
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determines applicable”.

- 15) That prior to the registration of the Plan of Condominium, the owner shall demonstrate that the two (2) accessible parking spaces shown on approved site plan SP11B054 are part of the common elements of the condominium and not exclusive use to any particular unit(s).
- 16) The owner agrees to provide the City's Planning, Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD (*.dwg) format.
- 17) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 16 have been satisfied or acknowledged, whatever the case shall be.

***NOTES:**

1. Guelph Hydro Electric Systems Inc. (GHESI) has indicated to Planning staff on September 18, 2014 that satisfactory arrangements have been made for the electric servicing of the subject property and that they have no further comments. They retracted their previously indicated comments made on August 25, 2014.
2. Draft Plan of Condominium approval will expire five (5) years from the date draft plan approval is issued.
3. All accessible parking must form part of the common elements and not be exclusive use parking spaces.

RECEIVED
Karl
K.P.
D.T.

OCT 09 2014

Notice of the Decision
of a Draft Plan of Condominium Subdivision of Puslinch
by The Corporation of the City of Guelph

IN THE MATTER of a decision for approval of a Draft Plan of Condominium Subdivision for Part of Block 181, Registered Plan 61M-68, (23CDM14505), municipally known as 714 Willow Road, in the City of Guelph, County of Wellington.

CLERK'S DEPARTMENT	
TO	
Copy	
Please Handle	
For Your Information	
File	
NOV 5/14	
I.G.# 10	

TAKE NOTICE that the General Manager of Planning Services of The Corporation of the City of Guelph gave approval for a Draft Plan of Condominium Subdivision on the 24th day of September, 2014, under subsection 51 (31) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, in respect to Part of Block 181, Registered Plan 61M-68, (23CDM14505), municipally known as 714 Willow Road, in the City of Guelph, County of Wellington.

AND TAKE NOTICE that the applicant, or any person or public body that made a written submission before the Decision may, at anytime before the approval of the final plan of condominium subdivision, appeal any of the conditions imposed by the General Manager of Planning Services of the Corporation of the City of Guelph to the Ontario Municipal Board by filing a notice of appeal with the Clerk of The Corporation of the City of Guelph.

AND THAT any appeal to the Ontario Municipal Board in respect of the decision to approve the draft plan of condominium subdivision, or any of the conditions of the draft plan of condominium subdivision may be made by filing with the Clerk of The Corporation of the City of Guelph, not later than the 28th day of October, 2014, at 4:30 p.m., a notice of appeal setting out the objection and reasons in support of the objection. The applicable fee of \$125, **paid by cheque or money order**, made payable to the "Minister of Finance", must also be submitted with the appeal.

A copy of the Decision, including the conditions, is included. All of the related information for the draft plan of condominium subdivision is available for inspection at Planning & Building, Engineering and Environment office, City Hall, 3rd Floor, 1 Carden Street, Guelph, Ontario, during business hours (8:30 a.m. to 4:30 p.m., Monday to Friday).

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of the appeal regarding any changes to the conditions of approval unless the person or public body, before the decision, made written submissions or a written request to be notified of changes to the conditions.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of condominium subdivision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. If you wish to appeal to the Ontario Municipal Board, the requisite appeal forms are available from the Ontario Municipal Board on

their website at www.omb.gov.on.ca, or you may obtain the appeal forms from the City Clerk's Department, c/o ServiceGuelph, 1st Floor, City Hall, 1 Carden Street, Guelph, Ontario.

DATED at the City of Guelph this 8th day of October, 2014.

Stephen O'Brien
City Clerk
Guelph City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

September 24, 2014

Nancy Shoemaker
Black, Shoemaker, Robinson and Donaldson Ltd.
351 Speedvale Avenue West
Guelph, ON
N1H 1C6

RECEIVED
SEP 25 2014
CITY CLERK'S OFFICE
COPY

Dear Ms. Shoemaker:

RE: 714 Willow Road Plan of Condominium | Plan No. 23CDM14505

As City Council's delegated approval authority for most condominium applications in the City of Guelph, I would like to confirm that your condominium application for draft plan approval has been reviewed by the City of Guelph Planning Services and as of the date of this letter, I have decided to approve the condominium plan for 714 Willow Road under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, subject to the conditions attached.


By copy of this letter, I am requesting the City Clerk to initiate the Notice of Decision circulation which will be mailed in accordance with Section 51(37) of the *Planning Act*. This Notice of Decision of the approval of the plan including conditions will be circulated for a 20 day time period during which, any person or public body may file a notice of appeal of the decision. Should no appeals be filed, the approval of the condominium plan of subdivision shall be deemed to have been made on the day after the last day for appealing the decision.

Once your condominium plan has received draft plan approval, when you wish to register your plan, please contact the Planning Services Staff and advise in writing how you have satisfied all of the conditions of draft plan approval.

If you have any questions on this file, please contact Michael Witmer, Development and Urban Design Planner, Planning Services at (519) 837-5616, extension 2790.

Yours truly,



 Todd Salter
General Manager, Planning Services

MW/ts

Attach.

cc: Stephen O'Brien, City Clerk
Kealy Dedman, City Engineer, Engineering Services
Donna Jaques, City Solicitor
Sylvia Kirkwood, Manager of Development Planning
Paul Mehanbkhani, 2086041 Ontario Ltd.

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771



Conditions (23CDM14505)

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning Services.

- 1) That this approval applies to the draft Plan of Condominium prepared by Black, Shoemaker, Robinson & Donaldson Limited, Project No. 14-9807-1 dated June 9, 2014, illustrating a total of thirty-five (35) residential units and common elements consisting of internal private roads, exterior amenity areas and seven (7) visitor parking spaces.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan, grading and drainage plan, landscape plan, photometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the Plan of Condominium or any part thereof.
- 3) The owner acknowledges and agrees that the City can and shall make a detailed site inspection at 714 Willow Road to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium or any part thereof.
- 4) The owner shall meet all requirements of the City of Guelph Phased Registration of Condominium Policy, prior to the registration of the Plan of Condominium or any part thereof.
- 5) The owner shall pay any outstanding debts owed to the City, prior to the registration of the Plan of Condominium or any part thereof.
- 6) That prior to the registration of any phase of the Plan of Condominium, the owner shall provide the City with a grading and drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the building constructed and the grading of the property is in conformity with the grading and erosion control plan and that any variance from the plan has received the prior approval of the General Manager/City Engineer.
- 7) That prior to the registration of any phase of the Plan of Condominium, the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.

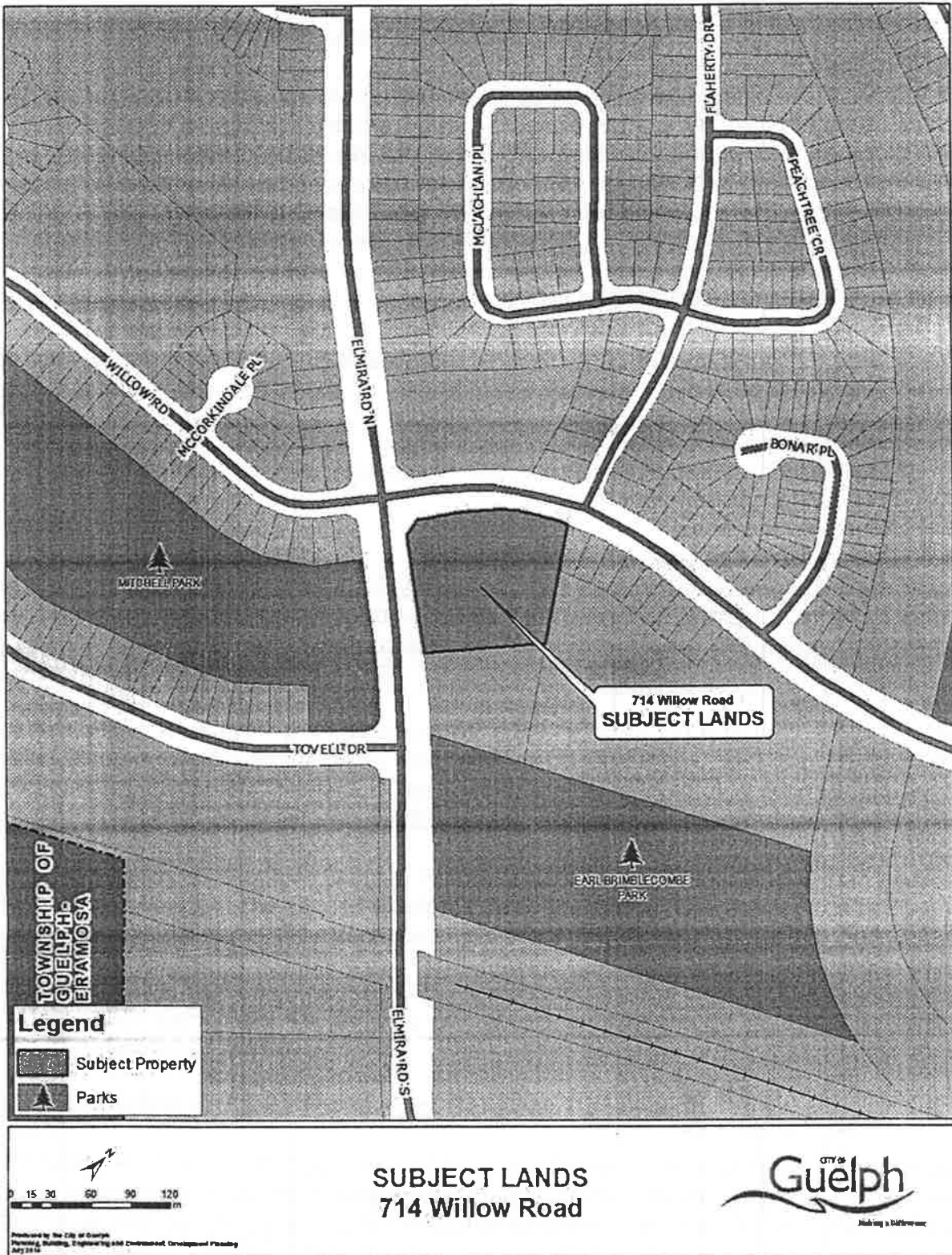
claims from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

- 14) Prior to the registration of the Plan of Condominium or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
- 15) Further to requirements outlined in Condition 3, any works not completed as per the approved site plans shall be completed prior to registration of the Condominium or any part thereof, and/or the Owner shall pay to the City a security amount representing the outstanding items therein as agreed to by the Manager of Development Planning.
- 16) The owner agrees to provide the City's Planning, Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD (*.dwg) format prior to the registration of the Plan of Condominium or any part thereof.
- 17) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 16 have been satisfied or acknowledged, whatever the case shall be.

NOTES:

1. The Developer is responsible for contacting Canada Post and arranging mailbox locations and mail delivery methods for the development.
2. Draft Plan of Condominium approval will expire five (5) years from the date draft plan approval is issued.

SCHEDULE 1 Location Map



SUBJECT LANDS
714 Willow Road



Prepared by the City of Guelph
Planning, Building, Engineering and Environment, Development Planning
July 2014

SCHEDULE 2

Conditions

PREAMBLE: Draft Plan Approval will lapse and expire after five years (5) from date of issuance of approval from the General Manager of Planning Services.

- 1) That this approval applies to the draft Plan of Condominium prepared by Black, Shoemaker, Robinson & Donaldson Limited, Project No. 14-9807-1 dated June 9, 2014, illustrating a total of thirty-five (35) residential units and common elements consisting of internal private roads, exterior amenity areas and seven (7) visitor parking spaces.
- 2) The owner shall develop the site in strict accordance with the Ontario Building Code as set out in Section 6 of Ontario Regulation 48/01, as amended from time to time, and the approved plans, including but not limited to, the fully detailed site plan, servicing plan, grading and drainage plan, landscape plan, photometrics plan, building elevations and building drawings and mechanical drawings approved by the City in accordance with Section 41 of the Planning Act, to the satisfaction of the City, prior to the registration of the Plan of Condominium or any part thereof.
- 3) The owner acknowledges and agrees that the City can and shall make a detailed site inspection at 714 Willow Road to ensure the site is completed according to the plans approved by the City, prior to the registration of the Plan of Condominium or any part thereof.
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- 5) The owner shall pay any outstanding debts owed to the City, prior to the registration of the Plan of Condominium or any part thereof.
- 6) That prior to the registration of any phase of the Plan of Condominium, the owner shall provide the City with a grading and drainage certificate from an Ontario Land Surveyor or a Professional Engineer stating that the building constructed and the grading of the property is in conformity with the grading and erosion control plan and that any variance from the plan has received the prior approval of the General Manager/City Engineer.
- 7) That prior to the registration of any phase of the Plan of Condominium, the owner shall provide the City with a certificate from a Professional Engineer certifying that the sanitary sewers, building drains, building sewers, building storm drains, building storm sewers, watermains, water distribution system, driveways, parking areas and sidewalks that are to become part of the common facilities and areas, are in good repair, free from defects and functioning properly.
- 8) That a Professional Engineer and/or Ontario Land Surveyor identifies all the sanitary

sewers, building drains, building sewers, building storm drains, storm sewers, watermains, water distribution system, serving the property and also identifies the locations where easements are required, prior to the registration of any phase of the Plan of Condominium.

- 9) That prior to the registration of any phase of the Plan of Condominium, an independent lawyer shall certify that the proposed condominium phase has all necessary easements for all the sanitary sewers, building drains, building sewers, building storm drains, storm sewers, watermains and water distribution system serving the condominium phase which are located on private lands other than the lands included in the phase being registered.
- 10) That prior to registration of any phase of the Plan of Condominium, a Professional Engineer and/or Ontario Land Surveyor shall identify all the rights-of-way required to provide access to the phase for vehicles and pedestrians.
- 11) That prior to the registration of any phase of the Plan of Condominium, an independent lawyer shall certify that easements and rights-of-way are in place to provide access to the subsequent phase of the vehicular or pedestrian access is on private lands other than the lands included in the phase being registered.
- 12) Prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify that the following advisory clause has been incorporated into the Condominium Declaration and/or Purchase and Sale Agreements: *"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services, or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point".*
- 13) Prior to the registration of the Plan of Condominium or any part thereof, an independent lawyer shall certify that the following warning clause has been incorporated into the Condominium Declaration as well as Purchase and Sale Agreements: *"WARNING: GEXR or its assigns or successors in interest has or have rights-of-way within 300 metres from the land the subject thereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). GEXR will not be responsible for any complaints or claims from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."*
- 14) Prior to the registration of the Plan of Condominium or any part thereof, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the plan, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
- 15) Further to requirements outlined in Condition 3, any works not completed as per the

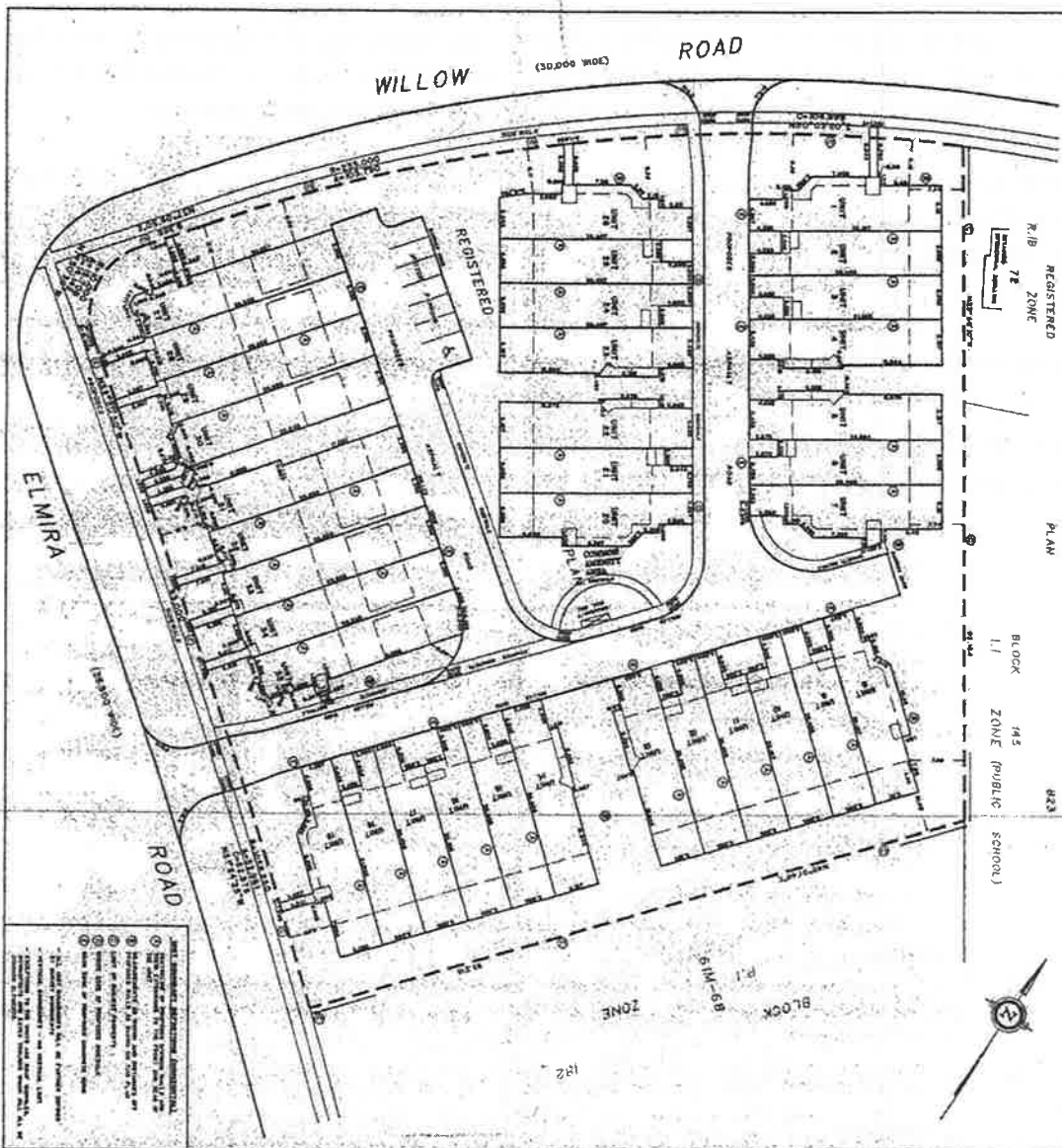
approved site plans shall be completed prior to registration of the Condominium or any part thereof, and/or the Owner shall pay to the City a security amount representing the outstanding items therein as agreed to by the Manager of Development Planning.

- 16) The owner agrees to provide the City's Planning, Building, Engineering and Environment department with a digital file of the plan of condominium in an AutoCAD (*.dwg) format prior to the registration of the Plan of Condominium or any part thereof.
- 17) Prior to the City's final approval of the plan of condominium, the City shall be advised in writing by the owner how conditions 1 through 16 have been satisfied or acknowledged, whatever the case shall be.

NOTES:

1. The Developer is responsible for contacting Canada Post and arranging mailbox locations and mail delivery methods for the development.
2. Draft Plan of Condominium approval will expire five (5) years from the date draft plan approval is issued.

SCHEDULE 3 Proposed Condominium Plan



SMALL PRINT LEGEND:

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the line unless otherwise noted.
- 3. All dimensions are to the center of the line unless otherwise noted.
- 4. All dimensions are to the center of the line unless otherwise noted.
- 5. All dimensions are to the center of the line unless otherwise noted.
- 6. All dimensions are to the center of the line unless otherwise noted.
- 7. All dimensions are to the center of the line unless otherwise noted.
- 8. All dimensions are to the center of the line unless otherwise noted.
- 9. All dimensions are to the center of the line unless otherwise noted.
- 10. All dimensions are to the center of the line unless otherwise noted.

OWNERS CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is a condominium and that the plan is a true and correct copy of the plan as shown to me by the architect and that I have read and approved the same.

[Signature]

DATE: _____

KEY PLAN

KEY PLAN N.T.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

1. The plan is a true and correct copy of the plan as shown to me by the architect and that I have read and approved the same.

2. The plan is a true and correct copy of the plan as shown to me by the architect and that I have read and approved the same.

RECEIVED

AT 11:20 AM

PBEE

APPROVAL STAMP

DRAFT PLAN OF STANDARD CONDOMINIUM

(716, WILLOW ROAD)

BLOCK 1/1

REGISTERED PLAN 611-68

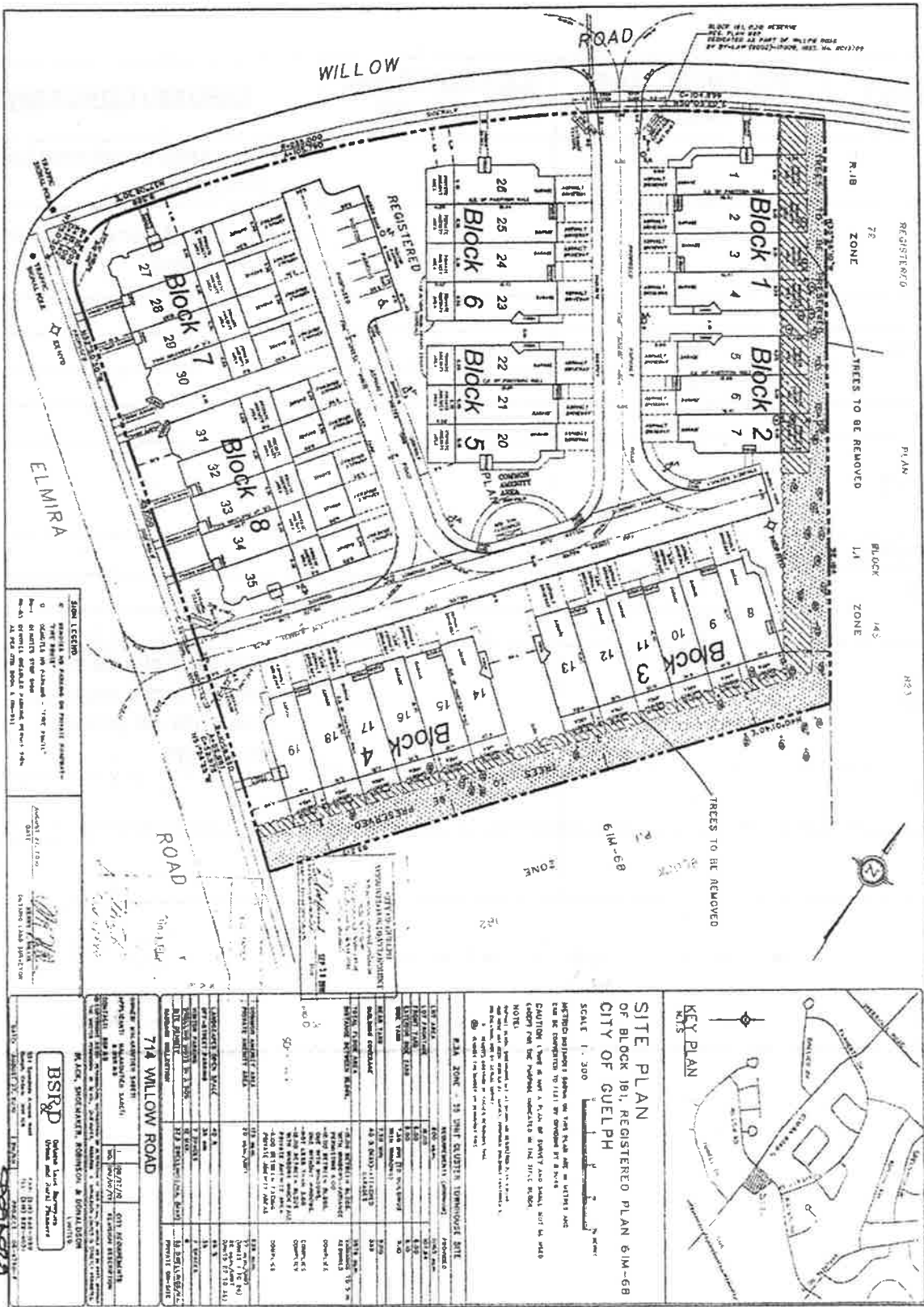
CITY OF GUELPH

COUNTY OF WELLINGTON

SCALE: 1:1,000

BSRD

SCHEDULE 4 Approved Site Plan



NOTES:
 1. THIS PLAN IS SUBJECT TO THE PROVISIONS OF THE CONDOMINIUM ACT, R.S.O. 1990, CHAPTER 163.
 2. THE CITY OF GUELPH HAS REVIEWED THIS PLAN AND HAS ISSUED THIS APPROVAL SUBJECT TO THE PROVISIONS OF THE CONDOMINIUM ACT, R.S.O. 1990, CHAPTER 163.
 3. THE CITY OF GUELPH DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED THEREIN.

APPROVED:
 [Signature]
 [Title]
 [Date]

REGISTERED PLAN:
 61M-68
 [Signature]
 [Title]
 [Date]

UNIT NO.	AREA (SQ. FT.)	COMMON ELEMENTS
1	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
2	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
3	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
4	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
5	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
6	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
7	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
8	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
9	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
10	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
11	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
12	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
13	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
14	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
15	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
16	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
17	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
18	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
19	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
20	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
21	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
22	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
23	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
24	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
25	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
26	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
27	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
28	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
29	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
30	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
31	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
32	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
33	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
34	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS
35	1,200	CONCRETE DRIVEWAY, SIDEWALK, COMMON ELEMENTS

714 WILLOW ROAD
 [Signature]
 [Title]
 [Date]

KEY PLAN
 [Map showing site location in Guelph]

SITE PLAN
 OF BLOCK 1b1, REGISTERED PLAN 61M-68
 CITY OF GUELPH
 SCALE 1:300
 [Signature]
 [Title]
 [Date]

NOTES:
 1. THIS PLAN IS SUBJECT TO THE PROVISIONS OF THE CONDOMINIUM ACT, R.S.O. 1990, CHAPTER 163.
 2. THE CITY OF GUELPH HAS REVIEWED THIS PLAN AND HAS ISSUED THIS APPROVAL SUBJECT TO THE PROVISIONS OF THE CONDOMINIUM ACT, R.S.O. 1990, CHAPTER 163.
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SCHEDULE 5
Department/Agency Comment Checklist

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Development Planning		✓	<ul style="list-style-type: none"> • Standard condominium conditions
Engineering Services		✓	<ul style="list-style-type: none"> • Standard condominium conditions
Finance	✓		
Parks Planning	✓		
Canada Post	✓		
Rogers Cable	✓		
Wellington Catholic District School Board	✓		
Fire Department	✓		
Guelph Hydro	✓		
Union Gas	✓		
Upper Grand District School Board		✓	<ul style="list-style-type: none"> • Advisory clause for school buses to not pick-up students on private roadways
Guelph Police Services	✓		
Economic Development	✓		