

THE CORPORATION OF THE CITY OF ST. THOMAS' CONDITIONS AND AMENDMENTS TO FINAL PLAN APPROVAL FOR REGISTRATION OF A DESCRIPTION FOR A STANDARD CONDOMINIUM CORPORATION, FILE NO. 34CDM-25501, ARE AS FOLLOWS:

No.	Conditions
1.	That this approval applies to the Draft Plan of Condominium, prepared by Altimap Land Surveyors Inc, and certified by Bruno Iavicoli, Ontario Land Surveyor, dated December 2, 2025, on the attached plan.
2.	That the owner shall as a condition of this approval enter into an agreement with the City of St. Thomas, pursuant to the authority of Section 51(26) of the Planning Act R.S.O. 1990, as amended, and by entering into an agreement to satisfy all requirements, financial and otherwise, of the City of St. Thomas, including but not limited to the repair and the installation of services, utilities and drainage.
3.	That the agreement between the Owner and the Municipality be registered against the lands to which it applies once the declaration and description have been registered.
4.	That the Owner shall provide easements as may be required for services, utility or drainage purposes in a form satisfactory to the municipality or utility.
5.	That the condominium agreement between the Owner and the Municipality shall contain a provision requiring:
i)	Provisions for the conveyance of easements and/or agreements as may be required for services, utilities (hydro, gas, cable, and telephone) or drainage purposes in a form satisfactory to the Municipality or Utility and free of all charges and encumbrances;
ii)	A provision that confirms that the Owner is responsible for the development of the site and the installation of all services in accordance with the approval granted by the City;
iii)	Provisions requiring the Owner to provide a certificate from a professional engineer within the province of Ontario confirming that the required engineering services have been constructed in accordance with the approved plans, to the satisfaction of the City;
iv)	All stormwater management provisions have been constructed and owner to provide a certificate from a professional engineer that all have been constructed in accordance with approved plans and supplied to the City's satisfaction an operation and maintenance manual
v)	A provision requiring the owner to submit a set of as-constructed servicing drawings to the City stamped by professional engineer who is registered in province of Ontario.
6.	That the condominium agreement between the Owner and the Municipality shall contain a provision requiring the Owner/Applicant submit a draft Condominium Declaration for review and approval by the Municipality, containing the following provisions:
i)	Notice to purchasers/tenants that the internal road(s) and all underground and aboveground services located within the common element within the boundaries of the Plan are private services and that following registration, the Condominium Corporation is responsible for the maintenance, repair and replacement of these services;

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	ii) Notice to purchasers/tenants that the City of St. Thomas will not be providing maintenance or snow removal service for the private driveway; iii) Notice to purchasers/tenants explaining the waste diversion requirements of the Site Plan Agreement respecting Non-Hazardous Waste Diversion and Curbside Collection and the Storage and Collection of Non-Hazardous Waste, Recyclable and Organic Material within the boundaries of the Plan; iv) Notice to purchasers/tenants of all approved development charges, including development charges for school purposes, payable in respect of any development in the plan, pursuant to Section 59(4) of the Development Charges Act, 1997; and v) Notice to purchasers/tenants of the requirements of Canada Post's condition regarding community mailbox.
7.	That the condominium agreement between the Owner and the Municipality shall contain a provision requiring the Owner to provide facilities for the on-site storage of garbage/refuse, recyclables and a method of regular collection to the satisfaction of the Director.
8.	Such easements and maintenance agreements which may be required for electrical, gas, water, sewer, telephone, postal, and TV cable facilities, shall be provided and agreed to by the Owner, to the satisfaction of the appropriate authority; and that the Owner shall ensure that these easement documents are registered on title immediately following registration of the final plan; and the affected agencies are fully notified.
9.	Where the relocation or removal of any existing on-site/adjacent utility facility, including water, sewer, electrical, gas, telephone, postal and TV cable is required, the Owner shall pay the actual cost associated therewith to the satisfaction of the appropriate utility authority.
10.	The Owner shall pay any outstanding taxes owing to the City of St. Thomas prior to registration.
11.	Prior to final approval the Owner shall confirm, in writing, to the Director of Planning and Building Services, that the location of buildings and structures and the layout of parking and loading spaces on the site are in compliance with the City of St. Thomas Zoning By-Law 50-88.
12.	That the final plan of condominium shall comply, in all respects, with the approved site plan.
13.	The approval of this Draft Plan of Condominium, File No. 34CDM-25501 will lapse on January 25, 2029 pursuant to Subsection 51 (32) of the Planning Act, as amended. It is

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	the responsibility of the Owner to request an extension of the draft approval if one is needed (51(33) of the Planning Act). A request for extension should be made at least 60 days before the approval lapses since no extension can be given after the lapsing date. The request should include the reasons why an extension is needed.
14.	That prior to final approval of the description for this standard plan of condominium File No. 34CDM-25501, the Director of Planning and Building Services of the City of St. Thomas shall confirm that conditions 1 to 14 inclusive have been satisfied.

NOTES TO DRAFT APPROVAL:

1. It is the applicant's responsibility to fulfill the conditions of draft approval.
2. We suggest that you make yourself aware of Section 144 of the Land Titles Act and subsection 78(10) of the Registry Act

Subsection 144 (1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2).
3. The Owner/Applicant is hereby advised of Canada Post Corporation's centralized mail policy for this property: "Canada Post's multi-unit policy, which requires the owner/developer provide the centralized mail facility at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space."
4. The owner is hereby advised that the review of this plan of standard condominium did not include groundwater, soil or soil atmosphere testing to fully discount the possibility that waste materials and/or other contaminants are present within or near this condominium. If the owner requires such assurance before proceeding with this Plan of Standard Condominium, a team of consultants should be retained to conduct any necessary investigations.

The Ministry of the Environment, Conservation and Parks must be notified immediately should waste materials and/or other contaminants be discovered, and in the event waste materials and/or other contaminants are discovered, a further approval under Section 46 of the Environmental Protection Act may be required from the Minister of Environment.
5. The Ontario Land Surveyor responsible for preparing the final plan for registration is required to contact the Director of Planning & Building Services prior to submitting the plan for final approval regarding the preparation of the final plan to ensure the requirements of this draft approval are properly addressed in the preparation of the final plan and to ensure a minimum of two horizontal reference points are identified on the final plan. The horizontal reference points are to be identified in UTM Co-ordinates (NAD 83).

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6.	The Plan is located within the jurisdiction of Entegrus Power Lines Inc. for electrical distribution design and specifications for the primary and secondary voltage system and transformation required for the electrical servicing of this Plan.
7.	The following is a list of Agencies contact names and addresses: Delivery Service Officer Canada Post Corporation 955 Highbury Ave N London, ON N5Y 1A3 lorinda.zelenko@canadapost.ca Attn: Lorinda Zelenko, Delivery Service Officer
8.	All measurements in the final condominium plan must be in metric units.
9.	The final approved plan must be registered within 30 days or the Approval Authority may withdraw its approval under Subsection 51(59) of the Planning Act, as amended.