

SCHEDULE OF CONDITIONS
DRAFT PLAN OF CONDOMINIUM 19CDMN-2019-002
MARIANNEVILLE DEVELOPMENTS LIMITED

1. Approval shall relate to the draft plan of condominium prepared by J.D. Barnes Limited, Reference Number 16-21-903-blk121-122-condo, signed by Marianneville Developments Limited on September 5, 2019.

2. The Owner shall provide confirmation from the Director of Engineering Services that the Owner has fulfilled all of its obligations under the Site Plan Agreement dated January 15, 2019, as amended from time to time, or in the alternative, that the Owner has provided sufficient financial security and appropriate completion schedules to ensure that the Site Plan Agreement will be complied with in a timely manner.

3. The Owner shall provide confirmation from the Municipal Solicitor that the Owner has fulfilled all of its obligations under the Site Plan Agreement dated January 15, 2019, as amended from time to time, or in the alternative, that the Owner has provided sufficient financial security and appropriate completion schedules to ensure that the Site Plan Agreement will be complied with in a timely manner.

4. The Owner shall provide an undertaking to the Municipal Solicitor that provides that no transfer of any Parcel of Tied Land (POTL) will occur until such time as interests in the common elements condominium have been registered against each of the POTLs and that the common element condominium subject to this approval will be registered against each of the POTLs identified in the registrable description.

5. Prior to registration, the Owner shall obtain any required minor variances to recognize any zoning deficiencies, if required.

6. Prior to final approval, the Owner shall submit a survey substantially in conformity with the plan set out in Condition Number 1 and in conformity with the requirements of the Condominium Act.