

APPENDIX “A”

COUNTY OF BRANT CONDITIONS OF FINAL APPROVAL

PINEVEST HOMES INC. - PLAN OF CONDOMINIUM - CDM1/16/RA

Please note in these conditions of draft approval any reference to owner, developer or applicant shall be interpreted as referring to Pinevest Homes Inc.

That Draft Plan of Common Elements Condominium File-CDM 1/16/RA, from GSP Group, agent for Pinevest Homes Inc., applicants/owners of Plan 2M-1927 Block 22, located at 30 Balmoral Street, former Town of Paris, County of Brant, to permit the development of the site as a a Common Element Plan of Condominium with Parcels of Tied Land (“POTL”) with 12 townhouse units be approved, subject to the following conditions:

1. That, prior to registration of the Plan of Condominium, the Owner is to provide details on the structure of the Condominium Corporation and how its declarations address all matters stated in the previously registered Site Plan Agreement. The Condominium Corporation is to be registered in the Land Registry Office.
2. That, the Declarations include advisories that the Condominium Corporation is solely responsible for infrastructure maintenance, snow removal, garbage and recycling collection within the Plan of Condominium at their expense and will not be the responsibility of the County, in perpetuity.
3. That, prior to the final registration of all or any part of the Condominium, the Owner’s surveyor shall submit to the County horizontal co-ordinates of all boundary monuments for the approved Condominium to the satisfaction of the County.
4. At least 60 days prior to final approval of the Subdivision, the County of Brant is to be advised in writing by the Developer/Owner, how the Conditions have been satisfied.
5. Pursuant to Section 51(32) of the Planning Act, draft plan approval, together with all conditions, shall lapse in three years from the date of granting draft plan approval by the County, should final approval not be given.

NOTES TO DRAFT PLAN APPROVAL:

1. It is the Developer's responsibility to fulfill the conditions of draft plan approval and to ensure that the required clearance letters are forwarded to the County by the appropriate agencies.
2. The final plan approved by the County must be registered within 30 days of the signing of the plan for registration in accordance with Section 51 (59) of the Planning Act. As noted as a condition, the County will require registration of the Condominium Corporation and its Declarations are to be registered in the Land Registry Office, to which it applies, as notice to prospective purchasers and/or mortgagees.

3. The Owner shall be responsible for notifying the County six (6) months in advance of the lapse date of its intention with respect to the extension of draft plan approval of the Condominium.