

Suggested Draft Plan Approval Conditions

1. Approval Applies to the Draft Plan of Common Element Condominium submitted by Cloverlark Enterprises in conjunction with HopeTowns Community Ventures for an access lane located on 5373 Lakeshore Road Part of Lots 13 & 14 Concession 1 former Hope Township and illustrated on the Draft Plan prepared by Sylvester and Brown surveyors which includes a common element access lane to located on the farm lot known as Bracken North and the Road Allowance between Broken Front Concession and Concession 1.
2. The Owner shall provide to the Municipality confirmation of payment of outstanding taxes to the satisfaction of the Treasurer of the Municipality of Port Hope.
3. The Owner, in cooperation with the Municipality as vendor, shall arrange for purchase of that portion of the Municipal Road Allowance required to establish the Common Element Condominium.
4. Prior to final approval, the Owner shall submit to the Municipality supporting materials, prepared by a qualified professional, as required by the Municipality or any approval authority, to demonstrate the design and construction of the lane and shall agree to implement the recommendations of the reports and plans to the satisfaction of the Municipality and any other applicable authority.
5. The Owner shall provide three (3) copies and an electronic copy of the pre-registration plan, prepared by an Ontario Land Surveyor, and a letter to the Municipality of Port Hope stating how the conditions imposed have been or are to be fulfilled.
6. The Owner shall agree to pay to the Town all required processing and administration fees.
7. The Owner shall submit a Solicitor's Certificate of Ownership for the Common Element Condominium land to the Municipality prior to the preparation of the Condominium Agreement.
8. The Owner shall file with the Municipality a copy of the final Declaration and Description containing all necessary schedules and certifications required by the Condominium act for registration.
9. Together with the final version of the Declaration, the Owner shall provide a solicitor's undertaking indicating that:
 - (i) the Declaration provided to the Municipality is the final Declaration to be submitted for registration, subject only to changes requested by the Land Registrar;

(ii) the Municipality will be notified of any required material changes prior to registration; and
(iii) forthwith following registration of the Declaration, a copy will be provided to the Municipality.

10. If the condominium is not registered within 5 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the Municipality for approval.