

**DRAFT PLAN OF CONDOMINIUM 30CDM-24209**  
**1198 FISCHER HALLMAN ROAD, 1274 BLEAMS ROAD, 264 ERINBROOK DRIVE**  
**DEERFIELD HOMES LTD.**  
**RECOMMENDED CONDITIONS OF DRAFT APPROVAL**

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That the City of Kitchener, pursuant to Section 51(31) of the Planning Act R.S.O. 1990, c.P.13, as amended, and By-law 2023-103, of the City of Kitchener, hereby grants draft approval to Condominium Application 30CDM-24209 for the property municipally known as 1198 Fischer Hallman Road, 1274 Bleams Road, 264 Erinbrook Drive, in the City of Kitchener, subject to the following conditions:

1. That this approval applies to Draft Condominium 30CDM-24209 owned by Deerfield Homes Ltd., dated July 16, 2024, proposing a Vacant Land Condominium Plan for 3.611 hectares of land comprised of 15 units, common elements, and exclusive use areas.

**Units 1-15:** Residential Use (e.g., all future dwellings, certain parking spaces, certain walkways and portions thereof, certain landscaped areas, deep well garbage / recycling units, bicycle parking facilities).

**Common Elements:** Lands 1 foot below grade (e.g., servicing and utilities), common amenity area, stormwater management facility, internal drive aisles, certain walkways and portions thereof, certain landscaped areas.

**Exclusive Use Areas:** Certain parking spaces, and portions of immediately abutting walkways and deep well garbage / recycling units.

2. That the final plan shall be prepared in general accordance with the above noted plan, with a copy of the final plan being approved by the City's Director of Development and Housing Approvals.
3. That prior to registration, the Owner obtain approval from the City's Addressing Analyst of the following:
  - A. An addressing plan showing the proposed units with Condominium Unit Numbering; and;
  - B. A summary table containing the proposed Condominium Unit Numbering and assigned municipal addresses.
4. That the Condominium Declaration proposed to be registered (the "Declaration") or any amendment thereto to effect the registration of a condominium phase shall be submitted for approval to the City's Director of Development and Housing Approvals and Regional Municipality of Waterloo's Commissioner of Planning, Development and Legislative Services. The said Declaration shall contain:
  - i) Provisions, to the satisfaction of the City's Director of Development and Housing Approvals and Regional Municipality of Waterloo's Commissioner of Planning, Development and Legislative Services, regarding ownership details and rights and obligations for common elements including, but not limited to, access lanes, sanitary, storm and water services, gas utilities and open space/amenity areas, if any.

In addition, the Declaration shall contain specific provisions 4 ii) through 4 vii), as outlined below, to the satisfaction of the City's Director of Development and Housing Approvals.

- ii) That the condominium corporation agrees to maintain the subject lands in compliance with approved Site Plan.
- iii) Provisions that obligate the condominium corporation to be created upon the registration of the Declaration and Description (the "Condominium Corporation") to implement and maintain any Region required salt management plan related to winter snow and ice clearing obligations of the Condominium Corporation;
- iv) Provisions that obligate the Unit Owners of the condominium plan to implement and maintain any Region required salt management plan related to winter snow and ice clearing obligations of the said Unit Owners.
- v) Provisions that identify if the approved condominium plan is to be phased pursuant to the Act that ensure that:
  - a. the lands in the registered condominium plan created by the registration of the Declaration and Description have either direct access or access pursuant to one or more easements satisfactory to the City's Director of Development and Housing Approvals and the Region's Commissioner of Planning, Development and Legislative Services to all required municipal and other services and such adjacent street(s) for ingress and egress as required by the said Director and Commissioner;
  - b. the lands in any phase registered after the initial registration of the Declaration and Description have, following the registration of such phase, either direct access or access pursuant to one or more easements satisfactory to the City's Director of Development and Housing Approvals and the Region's Commissioner of Planning, Development and Legislative Services to all required municipal and other services and such adjacent street(s) for ingress and egress as required by the said Director and Commissioner;
  - c. the remainder of the lands of the approved condominium plan not yet registered as part of the proposed condominium plan have, following the initial registration of the Declaration and Description or any phase thereof, either direct access or access pursuant to one or more easements satisfactory to the City's Director of Development and Housing Approvals and the Region's Commissioner of Planning, Development and Legislative Services to all required municipal and other services and such adjacent street(s) for ingress and egress as required by the said Director and Commissioner.
  - d. the City's Director of Development and Housing Approvals and/or the Region's Commissioner of Planning, Development and Legislative Services may require solicitors' and/or engineers' written opinions as such Manager or Commissioner may deem necessary to establish compliance with any one or more of the conditions set out in the three subparagraphs immediately above.
- vi) Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school. For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-

0003 ext. 4419, or email [planning@wrdsb.ca](mailto:planning@wrdsb.ca). Information provided by any other source cannot be guaranteed to reflect current school assignment information.

- vii) In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point.
5. That the Owner covenant and agree in writing to the City's Director of Development and Housing Approvals to register a Condominium Declaration which shall include the approved provisions as required in condition 4 hereof.
  6. That the Owner shall provide an undertaking that the new home purchasers will be advised in Offers of Purchase and Sale of the location of Community Mail Boxes.
  7. That the Owner shall obtain a tax certificate from the City of Kitchener to verify that there are no outstanding taxes on the subject property to the satisfaction of the City's Revenue Division.
  8. That the Owner shall make arrangements for the granting of any easements for utilities and municipal services. The Owner agrees to comply with the following easement procedure:
    - i) For any of such easements which are not blanket easements, the Owner shall provide drafts of any required reference plan(s) showing the proposed easement(s) location to the City's Director Development & Housing Approvals prior to the registration. Such easement(s) and reference plan(s) must be circulated for comment to Enova Power Corp., any telecommunication companies, and the City's Director of Engineering Services to ensure that there are no conflicts between the desired locations for utility and municipal easements.
    - ii) if utility easement locations are proposed within lands to be conveyed to, or owned by the City, the Owner shall obtain prior written approval from the City's Director Development & Housing Approvals; and
    - iii) to provide to the City's Director Development & Housing Approvals a clearance letter from each of Enova Power Corp. and the telecommunications company (ies) (if any) supplying telecommunication services to the property. Such letter shall state that sufficient wire-line communication/telecommunication infrastructure is available within the proposed development and the provider(s) have received all required easements if required.
  9. That the Owner shall submit to the City of Kitchener a Letter(s) of Credit to cover 100 percent of the remaining cost of all outstanding and/or uncertified site development works as may be identified through the Site Plan process to the satisfaction of the City's Director of Development and Housing Approvals.
    - i) The Letter(s) of Credit shall be kept in force until the completion and certification of the required site development works in conformity with their approved designs. If a Letter(s) of Credit is about to expire without renewal thereof and the works have not been completed and certified in conformity with the approved designs, the City may draw all of the funds so secured and hold them as security to guarantee completion

and/or certification, unless the City Solicitor is provided with a renewal of the Letter(s) of Credit forthwith.

- ii) In the event that the Owner fails to complete the required site development works, to the satisfaction of the City's Director of Development and Housing Approvals, then it is agreed by the owner that the City, its employees, agents or contractors may enter on the lands and so complete and/or certify the required site development works to the extent of the monies received under the Letter(s) of Credit. The cost of completion of such works shall be deducted from the monies obtained from the Letter(s) of Credit. In the event that there are required site development works remaining to be completed, the City may by by-law exercise its authority under Section 326 of the Municipal Act to have such works completed and to recover the expense incurred in doing so in like manner as municipal taxes.
  - iii) Other forms of performance security may be substituted for a Letter(s) of Credit, at the request of the owner, provided that approval is obtained from the City Treasurer and City Solicitor.
- 10. That prior to the initial registration and subsequent amendment phases, the Owner shall provide documentation indicating that any required visitor parking, barrier free parking, rights-of-way for access and easements for servicing, including the maintenance thereof, have been provided over the lands included in preceding registrations as well as any adjacent development lands which are included in this application to the satisfaction of the City's Director of Development and Housing Approvals.
- 11. That prior to the initial registration, where required, at the discretion of the Chief Building Official, that the Owner enter into a shared servicing agreement to be registered on title, to the satisfaction of the City Solicitor. In addition, where the shared servicing agreement is required:
  - i) The Owner shall provide a written undertaking to cause the condominium corporation created by the initial registration to enter the same shared servicing agreement after said registration and have the agreement registered on title to the initial registration and proposed future phases, to the satisfaction of the City Solicitor.
  - ii) A solicitor shall provide an undertaking not to register the shared servicing agreement in any form other than the form approved by the City.
- 12. That prior to registration, the Owner shall obtain final site plan approval for the subject lands.
- 13. That prior to final approval the Owner/Developer shall enter into an agreement with the City of Kitchener, to be registered on the title to the property, that provides:
  - i) All agreements of purchase and sale or leases for the sale or lease of a completed home or a home to be completed on the Property must contain the wording set out below to advise all purchasers of residential units and/or renters of same.
    - a) *"Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."*

- b) *"For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email [planning@wrdsb.ca](mailto:planning@wrdsb.ca). Information provided by any other source cannot be guaranteed to reflect current school assignment information."*
  - c) *"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."*
- 14. In cases where Agreements of Purchase and Sale have already been executed, the Owner/Developer shall send a letter to all purchasers which include the above statements (Conditions 13 i), a), b), and c).
- 14. That the Owner/Developer shall supply, erect and maintain a sign (at the Owner/Developer's expense and according to the WRDSB's specifications), near or affixed to the development sign, advising prospective residents about schools in the area and that prior to final approval, the Owner/Developer shall submit a photo of the sign for review and approval of the WRDSB.
- 15. That the developer and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area.
- 16. That the Owner/Developer agrees to phase/stage development of this condominium in a manner satisfactory to the Regional Commissioner of Planning, Development and Legislative Services and the City of Kitchener, including any easements or other requirements as a result of staging.
- 17. That prior to final approval, the Owner/Developer shall provide a detailed Environmental Noise study that addresses both Road and Stationary Noise to the satisfaction of the Regional Municipality of Waterloo.
- 18. That prior to final approval, the Owner/Developer shall enter into a registered development agreement with the Regional Municipality of Waterloo and/or City of Kitchener to implement the recommendations contained in the detailed Environmental (Road and Stationary) Noise study.
- 19. That prior to final approval all noise warning clauses identified within the noise study shall be included within the Condominium Declaration and all offers of Purchase and Sale/Lease/Rental Agreements to the satisfaction of the Regional Municipality of Waterloo.
- 20. That prior to final approval, the Owner/Developer shall provide funds for the construction of an concrete combined transit shelter pad approximately 9.5m x 2.7m and a landing pad and a 5' x 12' glass transit shelter to the satisfaction of the Regional Municipality of Waterloo.
- 21. That prior to final approval, the Owner/ Developer shall submit a salt management plan and include provisions within the Condominium Declaration for the Condominium Corporation and Unit Owners to comply with the salt management plan, all to the satisfaction of the Regional Municipality of Waterloo.

22. That prior to final approval, the Owner/Developer shall submit a Functional Servicing Report to the satisfaction of the Regional Municipality of Waterloo.
23. That prior to final approval, the Regional Municipality of Waterloo be provided with a copy of the registered development agreement between the Owner/Developer and the City of Kitchener.
24. That prior to final approval, the final draft of the Condominium Declaration be forwarded to the Commissioner of Planning, Development and Legislative Services at the Regional Municipality of Waterloo.

**CLEARANCES:**

1. That prior to the signing of the final plan by the City's Director of Development and Housing Approvals, the Owner shall submit a detailed written submission outlining and documenting how conditions 3 through 25 inclusive have been met. The submission shall include a brief but complete statement detailing how and when each condition has been satisfied.
2. That prior to signing of the final plan by the City's Director of Development and Housing Approvals, the Regional Municipality of Waterloo shall notify the City's Director of Development and Housing Approvals that Conditions 4i), iii), iv), v) & vii), and 17 through 25 have been satisfied.

**NOTES:**

1. The owner is advised that the provisions of the Development Charge By-laws of the City of Kitchener and the Regional Municipality will apply to any future development on the site.
2. The condominium plan for Registration must be in conformity with Ontario Regulation 43/96 as amended, under the Registry Act.
3. Draft approval will be reviewed by the Director of Development and Housing Approvals from time to time to determine whether draft approval should be maintained.
4. It is the responsibility of the owner of this draft plan to advise the Regional Municipality of Waterloo Department of Planning, Development and Legislative Services and the City of Kitchener Development Services Department of any changes in ownership, agent, address and phone number.
5. The owner is advised that the Regional Municipality of Waterloo has adopted By-law 96-025, pursuant to Section 69 of the Planning Act, R.S.O. 1990, c.P. 13, to prescribe a tariff of fees for application, recirculation, draft approval, modification to draft approval and registration release of plans of condominium.
6. This draft plan was received on February 23, 2024 and deemed complete on April 16, 2024 and shall be processed and finally disposed of under the Planning Act, R.S.O. 1990, c.P. 13, as amended as of that date.
7. To ensure that a Regional Release is issued by the Region's Commissioner of Planning, Development and Legislative Services to the City of Kitchener prior to year end, it is the responsibility of the owner to ensure that all fees have been paid, that all Regional conditions have been satisfied and the required clearance letters, agreements, prints of plan to be registered, and any other required information or approvals have been deposited with the Regional Planner responsible for the file, no later than December 15th. Regional

staff cannot ensure that a Regional Release would be issued prior to year end where the owner has failed to submit the appropriate documentation by this date.

8. When the survey has been completed and the final plan prepared to satisfy the requirements of the Registry Act, they should be forwarded to the City of Kitchener. If the plans comply with the terms of the approval, and we have received assurance from the Regional Municipality of Waterloo and applicable clearance agencies that the necessary arrangements have been made, the Director of Development and Housing Approvals signature will be endorsed on the plan and it will be forwarded to the Registry Office for registration

The following is required for registration and under The Registry Act and for our use:

Two	(2)	original mylar
Five	(5)	white paper prints
One	(1)	digital copy