

York Region – Corporate Services Department Development Engineering Construction Inspection Requirements for the Clearance of Regional Draft Plan of Condominium Conditions

To initiate the process for clearing Regional Draft Plan of Condominium conditions, the development proponent must satisfy conditions outlined below:

- Owner shall provide a copy of the Certificate of Substantial Performance of Completion;
- Owner shall provide an Ontario Land Surveyor's Certificate certifying that all survey monuments have been verified or replaced and no encroachments of unapproved features/ signs/ stairs/ steps or any other structures not approved within the Regional Road Allowance;
- Owner shall provide a copy of the Landscape Architect Certificate certifying all landscaping have been verified in the field and constructed in accordance to the approved landscape drawings;
- Owner shall provide a letter certification from a Certified Professional Engineer to certify that the noise attenuation features installed meet the approved noise study and in conformance with the Ministry of Environment guidelines and Region Noise Policy;
- Owner shall provide a letter of certificate by a Professional Engineer that the tie-back system which encroaches onto the Regional Road allowance has been de-stressed, only if the tie-back system was used.

Note:

Once the conditions below have been satisfied, the Development Construction Coordinator shall proceed with a preliminary site inspection to ensure construction compliance in accordance with the approved drawings and approval. Upon satisfaction of the Development Construction Coordinator's compliance inspection, an email compliance notice shall be forwarded to the appropriate Program Manager of Development Review who will ultimately ensure with the Development Review Team, the conditions of the signed Site Plan Agreement have been complied with. Once this is confirmed, a formal notice of clearance from the Development Engineering Program Manager will be forwarded over to the Planning Manager.

April 15, 2015