

ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-22V004 (STANDARD)
BOWES ROAD INDUSTRIAL LP (OWNER)
BEING PART OF LOT 3, CONCESSION 2, CITY OF VAUGHAN (CITY)**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V004, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R-PE Surveying Ltd., Job No. 21-408, Drawing Number 21-408-DR-PL dated August 8, 2022.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan, and shall agree to satisfy any conditions that the City may consider necessary.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. Prior to final approval of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department.
6. The “as-built” drawing shall include the one-way signs, do not enter signs, stop sign and stop bar for the one-way drive aisles located on the north side of the north building, and for the 5 meter drive aisle between the buildings.
7. Prior to final approval of the Plan, the Owner, their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required to the satisfaction of the Financial Planning and Development Finance Department. The Owner also certifies acknowledgment for responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium Agreement, if required, until each unit covered under the Condominium is separately assessed.

9. Prior to final approval of the Plan, the Owner shall obtain approval of a Minor Variance Application from the City of Vaughan Committee of Adjustment and the Decision shall be Final and Binding.
10. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) The Condominium Corporation shall be responsible for snow removal and clearing the Condominium Corporation shall not store or deposit snow from the lands/development onto City of Vaughan owned property.
 - c) The Condominium Corporation shall be responsible for private waste collection services.
11. The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any unit with the Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the offer of Purchase and Sale or Lease for such unit.
12. The Condominium Agreement, Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
 - i) Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alternations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and /or operations on, over or under the aforesaid right-of-way.
13. Prior to final approval of the plan, the Owner must enter into a multi-unit condominium easement agreement with Enbridge Gas to ensure the continues access for maintenance, repair and servicing of existing customers.

Clearances

14. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 12 have been satisfied.
15. Enbridge Gas shall advise in writing that Condition 13 has been satisfied.