

ATTACHMENT NO. 14
CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
FILE 19CDM-20V007 ('PLAN')
2777100 ONTARIO INC. ('OWNER')
9675, 9687 AND 9697 KEELE STREET
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 (COMMON ELEMENTS) FILE 19CDM-20V007, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Vladimir Dosen Surveying, drawing File No. 20-017, dated November 3, 2021, submitted December 9, 2021.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any outstanding conditions respecting such matters as landscaping and site development, and any other matters that the City may consider necessary that may be outstanding as part of related Site Development File DA.20.044.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
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. 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.
7. Prior to final approval of the Plan, the Owner shall confirm to the Development Planning Department 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 acknowledgement or 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 Agreement is separately assessed.

8. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:
 - a) The Owner and/or the Condominium Corporation shall be responsible to regularly clean and maintain all catch basins, area drains and sewers within the lands.
 - b) The Owner and/or Condominium Corporation shall be responsible for snow removal and clearing and the Condominium Corporation shall not store or deposit snow from the lands/development onto adjacent property.
 - c) Private waste collection shall be the responsibility of the Condominium Corporation.
 - d) Upon a successfully completed application, a site inspection, and the executed agreement as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.
 - e) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
 - f) The Owner and/or Condominium Corporation shall enter into an easement agreement with the Owner of 9697 Keele Street permitting driveway access to 9697 Keele Street, a pedestrian access connection to 9697 Keele Street and the exclusive use of the northerly two car garage unit located within Block 4 on the Draft Plan of Condominium 19CDM-20V007.
9. The Owner shall include the following warning clauses in the Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease, advising the purchasers or tenants that:
 - a) “This development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc.”;

b) “The *Telecommunications Act* and Canadian Radio television and Telecommunications Commissions (‘CRTC’) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”;

c) “Mail delivery will be from a designated community mailbox as per the requirements of Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its sales office.”; and

a)d) “This development will be serviced by a private waste and recycling collection system and snow ploughing/removal services”.

10. The following noise warning clauses shall be included in all Offers of Purchase and Sale or Lease and in the future Condominium Agreement and Condominium Declaration for all Units:

a) “Purchasers and/or tenants are advised that that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality’s and the Ministry of Environment, Conservation, and Parks noise criteria.

a)b) This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment, Conservation, and Parks noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP Publication NPC-216, Residential Air conditioning Devices, and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.”

York Region Conditions

11. Prior to final approval, the Owner shall satisfy the following conditions to the satisfaction of York Region:

a) Prior to final approval, the Owner shall provide confirmation that all of the conditions of Site Plan Approval under Regional Site Plan file (SP.20.V.0220) have been satisfied.

- b) Prior to final approval, the Owner shall make any revisions to the draft plan of condominium as required by the site plan application review and approval.
- c) Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the Site Plan Approval for the subject property under Regional file (SP.20.V.0220).
- d) Prior to final approval, the Owner shall provide confirmation that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
- e) Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligations have been completed where Regional Agreements require a responsibility to change from the Owner to the Condominium Corporation.

Utilities Conditions

- 12. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Canada Post Conditions

- 13. The Owner and/or the Condominium Corporation shall install and maintain a centralized mailbox facility to the satisfaction of Canada Post.

Clearances

- 14. The City of Vaughan Development Planning Department shall advise in writing that Conditions 1 to 10 have been satisfied.
- 15. York Region Community Planning and Development Services shall advise the Vaughan Development Planning Department in writing that Condition 11 has been satisfied.

16. Alectra, Enbridge Gas, Bell Canada shall advise the Development Planning Department in writing that that Condition 12 has been satisfied.
17. Canada Post shall advise the Development Planning Department in writing that Condition 13 has been satisfied.