

ATTACHMENT 11
CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
FILE 19CDM-20V010 ('PLAN')
27 DEVELOPMENTS INC. ('OWNER')
8440 HIGHWAY 27, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-20V010, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium (Common Element), prepared by KRCMAR Surveyors Ltd., Job No. 07-071, dated April 6, 2023.
2. Prior to the execution of the Condominium Agreement (Common Elements), 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 conditions with respect to such matters as landscape 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.18.088.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
5. 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. Snow ploughing/removal and clearing will be privately administered and shall be the responsibility of the Condominium Corporation. The Condominium Corporation shall not store or deposit snow from the lands/development onto City of Vaughan owned property.
 - c. Upon a successfully completed Application, a site inspection, and the execution and registration of an Agreement with the Vaughan Environmental Services Department, Solid Waste Management Division 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 services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

6. Prior to final approval of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department.
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 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 Development Planning financial requirements of this development as may be required by the Financial Planning and Development Finance Department.

Region of York

9. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all the necessary permits required as part of the Site Plan Approval for the Subject Lands issued under Regional File No. SP.18.V.0322.
10. Prior to final approval, the Owner shall confirm that all the works within the Regional right of-way have been completed, to the satisfaction of York Region or that York Region holds sufficient securities to cover the cost of any outstanding works. Should there be an 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.
11. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.

Clearances

12. The Vaughan Development Planning Department shall advise in writing that Conditions 1 to 8 have been satisfied.
13. York Region shall advise the Vaughan Development Planning Department in writing that Conditions 9 to 11 have been satisfied.
14. Prior to registration of the condominium on the Lands, the Owner shall ensure that the Discharge Approval, if applicable, is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating to Vaughan’s satisfaction.
15. Bell Canada, Rogers, Hydro One, Alectra Utilities Corporation and Enbridge Gas Inc. each shall advise the Vaughan Development Planning Department in writing that Condition 7 has been satisfied.