

**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)  
FILE 19CDM-20V002 ('PLAN')  
PRIMA VISTA ESTATES INC. ('OWNER')  
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD  
BLOCK 7, PLAN 65M-4681  
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-20V002, ARE AS FOLLOWS:**

**City of Vaughan Conditions**

1. The Plan shall relate to the Draft Plan of Condominium prepared by R-PE Surveying Ltd., Ontario Land Surveyors, Drawing File No. 18-834-DR PLAN E, dated June 24, 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 conditions with respect to 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.18.029.
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 and 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 by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes

levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

8. The following provisions shall be included in the Condominium Agreement:
- a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
  - b) waste and recycling collection as approved by the Environmental Services Department and snow ploughing/removal will be privately administered and shall be the responsibility of the Condominium Corporation;
  - c) the Owner and/or Condominium Corporation shall supply, install and maintain a centralized mailbox facility to the satisfaction of Canada Post; and
  - d) The Owner shall include the following warning clauses in the Condominium Declaration, advising the purchasers or tenants that:
    - i) "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.";
    - ii) "The *Telecommunications Act* and Canadian Radio-television and Telecommunications Commission ('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.";
    - iii) "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.";
    - iv) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within this development area and within the building units, sound levels due to increasing road traffic may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level may exceed the City's and the Ministry of Environment, Conservation and Parks ('MECP') noise criteria."

- v) "Air conditioner units are to be located on the lot in compliance with the provisions of Zoning By-law 1-88.";
- vi) "The Owner has made a contribution towards recycling and green bin containers for each residential unit as a requirement of this development agreement. The City of Vaughan has taken this contribution from the Owner to off-set the cost for the recycling and green bin containers, therefore, direct cash deposits from the Purchasers to the Owner for recycling and green bin containers is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the Purchasers to participate in the City of Vaughan's waste diversion programs and obtain their recycling and green bin containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, 905.832.8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue";
- vii) "The parkland serving the community may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City of Vaughan"; and
- viii) "This development will be serviced by a private waste and recycling collection system and snow ploughing/removal services."

#### York Region Conditions

9. Prior to final approval of the Plan, the Owner shall satisfy the following conditions, to the satisfaction of York Region:
  - a) Prior to final approval of the Plan, the Owner shall provide confirmation that all conditions of site plan approval issued on July 7, 2020 for the Subject Lands under Regional File No. SP-18-V-0176 have been satisfied.
  - b) Prior to final approval of the Plan, the Owner shall execute all Regional Agreements and obtain all the necessary permits required as part of site plan approval issued in June 2016 for the subject lands under Regional File No. SP-V-028-09.
  - c) Prior to final approval of the Plan, the Owner shall confirm 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 the remaining 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 an amount sufficient to cover the cost of all outstanding works.

- d) Prior to final approval of the Plan, 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.

#### Utilities Condition

10. 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 existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of any such facilities or easement(s) at their own cost.

#### Canada Post Condition

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

#### Clearances

12. The City of Vaughan Development Planning Department shall advise in writing that Conditions 1 to 8 have been satisfied.
13. York Region shall advise the Development Planning Department in writing that Condition 9 has been satisfied.
14. Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, and Rogers Communications Inc. shall advise the Vaughan Development Planning Department in writing that Condition 10 has been satisfied.
15. Canada Post shall advise the Development Planning Department in writing that Condition 11 has been satisfied.