

## **ATTACHMENT 1**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-18V005 ('PLAN')  
WINGES ROWNTREE HOLDINGS INC. ('OWNER')  
PART OF LOT 5, CONCESSION 6, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('CITY') THAT  
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF  
CONDOMINIUM (STANDARD) FILE 19CDM-18V005, ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Pentek and Edward Surveying Inc., Drawing CAD File Name 18-172-DR-PL-FNL, certified February 21, 2019.
2. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions that the City may consider to be outstanding as part the Building Permit File for this property.
3. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
4. 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) The Condominium Corporation shall be responsible for private waste collection, snow removal and clearing.
  - c) Prior to the registration of the final Plan, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.
  - d) Prior to the registration of the final Plan the Owner shall agree, if required, to secure any new easements or maintain the existing reciprocal agreements, servicing easements and cross easements if required with the adjacent properties. A condition to this effect shall be included in the Condominium Declaration.

5. Prior to the registration of the final Plan, the Owner shall submit, if required an "as-built" survey to the satisfaction of the Building Standards Department.
6. Prior to the registration of the final 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. Any other conditions received after Council approval and prior to final approval of the Condominium Plan shall be included in the Condominium Agreement.

#### Development Engineering Conditions

8. That prior to the registration of the final Plan the Owner shall secure all surface and subsurface service easements if required, to the satisfaction of the Development Engineering Department.
9. That prior to the registration of the final Plan the Owner shall include in all "Offers of Purchase and Sale" and in the Condominium Declaration that a portion of the plan of condominium consists of small car parking spaces, and that the Condominium Corporation shall install and maintain "Small Car Parking" signage for these spaces to the satisfaction of the Development Engineering and Development Planning Departments.

#### Vaughan Fire and Rescue Services

10. Prior to the registration of the final Plan the Owner shall confirm that the fire route and any revisions to the fire route complies with Section 3.2.5 of the 2012 Ontario Building Code, to the satisfaction of Vaughan Fire and Rescue Services.

#### Alectra Utilities Corporation

11. Prior to the registration of the final Plan the Owner shall obtain final clearance from Alectra Utilities.

#### Enbridge Gas Inc.

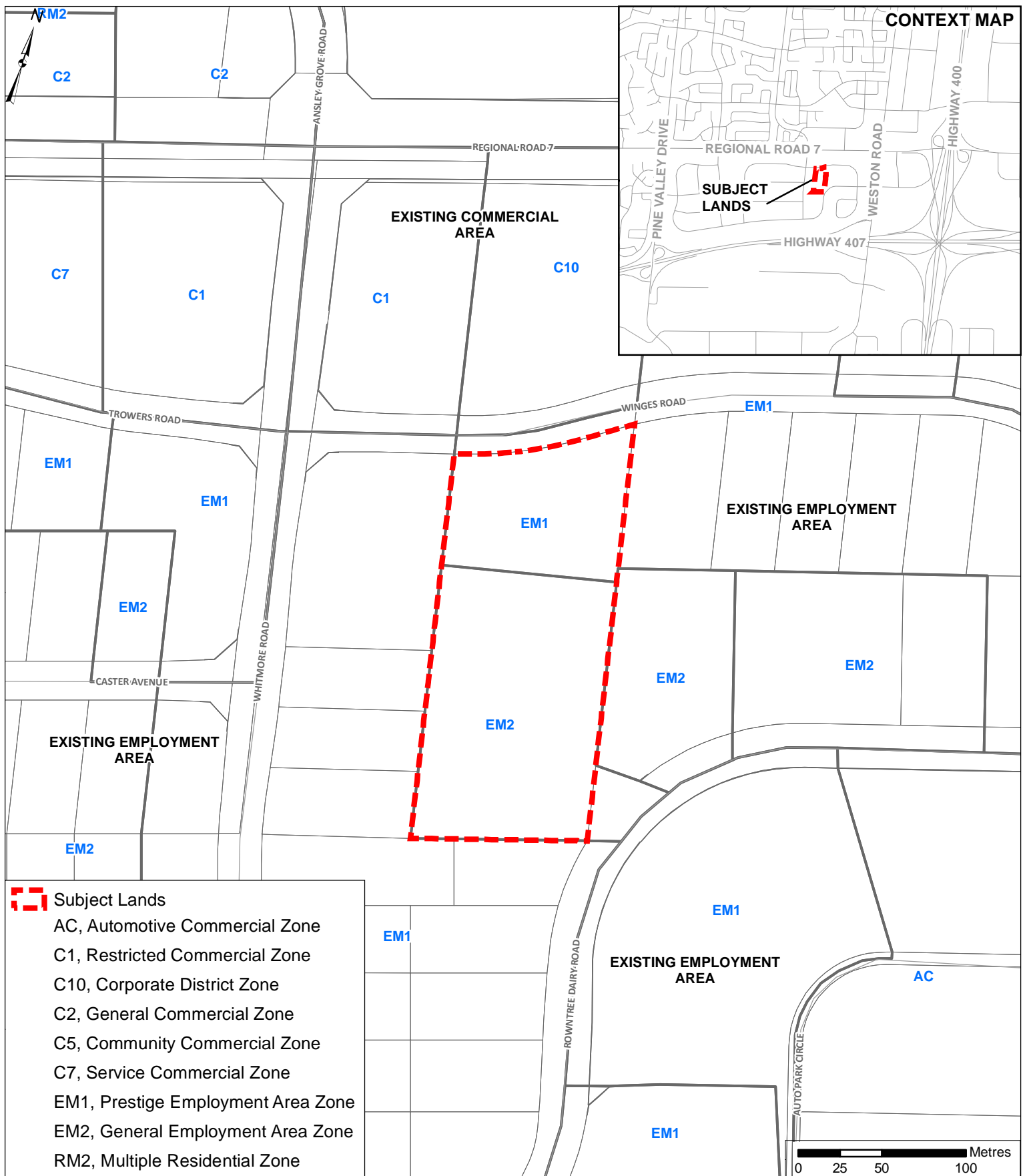
12. Prior to the registration of the final Plan and if required, the Owner shall agree to relocate or provide temporary gas pipelines if the gas main needs to be relocated, and to grant Enbridge, if necessary, any easements required to service this development and future adjacent developments. If required, the Owner shall agree to provide a 3 m x 3 m regulator station in an acceptable location to the satisfaction of Enbridge and the City. The Owner shall be responsible for all costs for the relocation of such facilities or easements.

### Bell Canada

13. Prior to the registration of the final Plan and if required, the Owner shall, confirm that sufficient wire-line communication infrastructure is available. In the event that such infrastructure is unavailable, the Owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for the above noted connection, then the Owner will be required to demonstrate to the satisfaction of the City of Vaughan that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for Emergency Management Services (i.e. 911 Emergency Services).

### Clearances

14. The City of Vaughan shall advise that Conditions 1 to 10 have been satisfied.
15. Alectra Utilities Corporation shall advise the City of Vaughan Development Planning Department in writing that Condition 11 has been satisfied.
16. Enbridge Gas Distribution shall advise the City of Vaughan Development Planning Department in writing that Condition 12 has been satisfied.
17. Bell Canada shall advise the City of Vaughan Development Planning Department in writing that Condition 13 has been satisfied.



## Location Map

**LOCATION:**  
Part of Lot 5, Concession 6

**APPLICANT:**  
Winges Rowntree Holdings Inc.

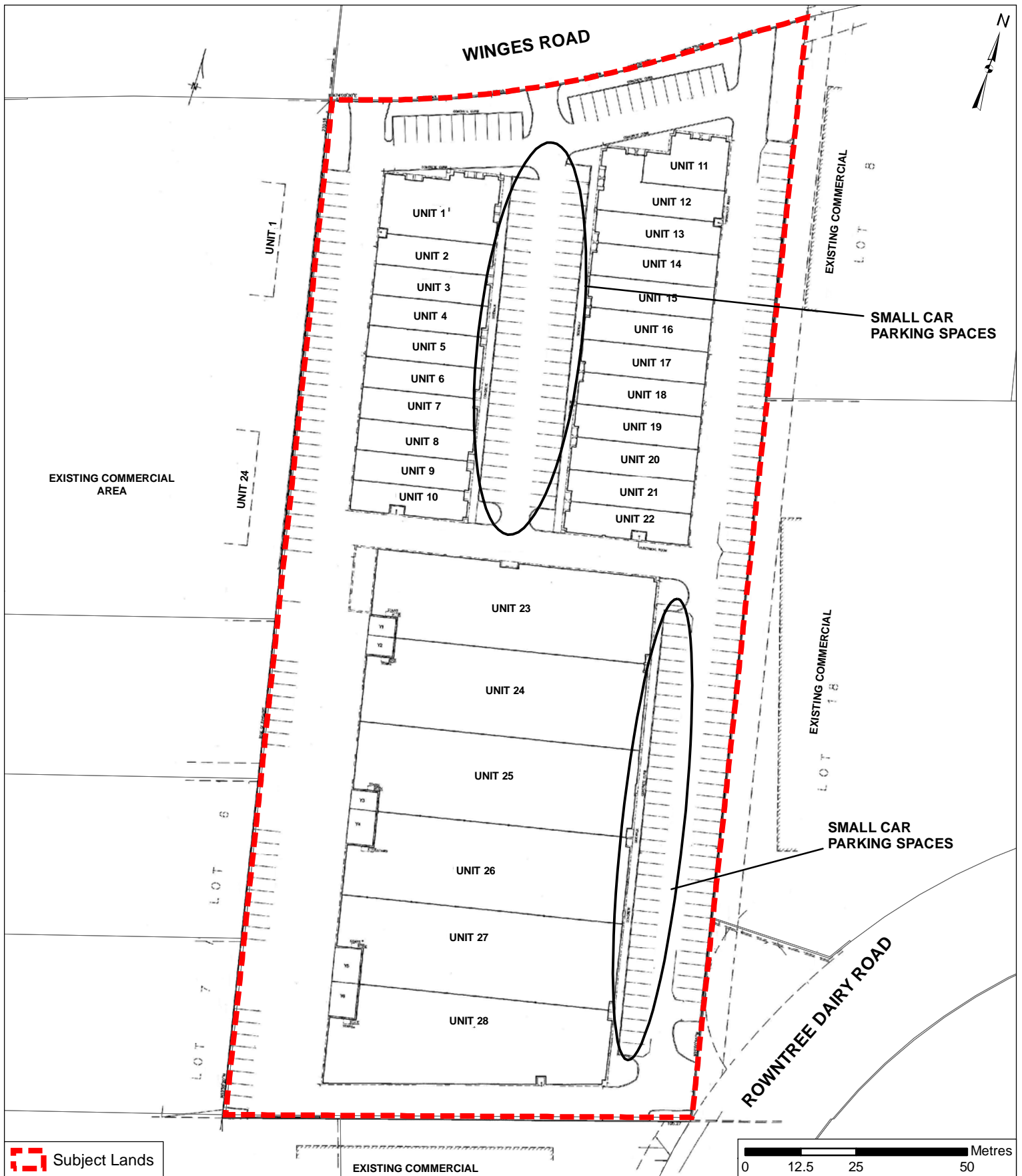


## Attachment

**FILE:**  
19CDM-18V005  
**RELATED FILE:**

**DATE:**  
May 7, 2019

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# Draft Plan of Condominium

**LOCATION:**  
Part of Lot 5, Concession 6

**APPLICANT:**  
Winges Rowntree Holdings Inc.



## Attachment

**FILE:**  
19CDM-18V005  
**RELATED FILE:**

**DATE:**  
May 7, 2019

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