

**ATTACHMENT 3**  
**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD)**  
**FILE 19CDM-23V005**  
**225 BRADWICK DRIVE INC. (THE 'OWNER')**  
**225 BRADWICK DRIVE, CITY OF VAUGHAN (THE 'LANDS')**

**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 (STANDARD) FILE 19CDM-23V005 (THE 'PLAN'), ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared Mainline Planning Services Inc., Drawing Number CC1, dated August 23, 2023.
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, the Owner shall provide a copy of the proposed Condominium Declaration of the building, which shall disclose corresponding obligations of the Owner(s) in respect to cost-sharing and sharing of common accesses, utilities, services and/or other elements as well as corresponding rights of the Owner(s) to access/utilize the respective common accesses, utilities, services and/or other elements.
6. Prior to final approval, 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, the Owner shall confirm to the Vaughan 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 Vaughan 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 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.

#### Utilities

9. 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 Lands, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

#### Clearances

10. The Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
11. Bell Canada, Alectra Utilities, Enbridge Gas, Rogers and Hydro One shall advise that Condition 9 has been satisfied.