

ATTACHMENT 4

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS)
FILE 19CDM-24V006 (THE 'PLAN')
ROYBRIDGE HOLDINGS LIMITED (THE 'OWNER')
6100, 6110, 6120, 6130, 6140, 6150, 6170, 6200, 6210,
6220, 6230, 6240, 6250 AND 6260 HIGHWAY 7
PART OF LOTS 6 AND 7, CONCESSION 9, (THE 'LANDS')
CITY OF VAUGHAN (THE '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-24V006, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaeffer Dzaldov Purcell Ltd., Ontario Land Surveyors, drawing job no. 02-178-100 and dated May 2, 2024.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development and Parks Planning Department for review.
3. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any outstanding 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 of the Plan, the Owner shall submit a Functional Servicing Report plan to the satisfaction of the Development Engineering Department.
6. Prior to final approval of the Plan, the Owner shall correctly identify all the common elements (e.g., medians within the proposed private road) for the Lands to the satisfaction of the Development and Parks Planning 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 City 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.

9. The following provisions shall be included in the Condominium Agreement/ Condominium Declaration to the satisfaction of the City:
 - a) The Owner and/or the Condominium Corporation shall be responsible for obtaining a Traffic Management Plan to proactively plan for all parked vehicles during the development and construction to proactively mitigate on-street parking complaints, and all construction activity is in compliance with the Noise By-law to the satisfaction of By-law and Compliance, Licensing Permit Services.
 - b) The Owner and/or the Condominium Corporation shall ensure that all contractors are municipally licensed, where applicable, to the satisfaction of By-law and Compliance, Licensing Permit Services.
 - c) The Owner and/or the Condominium Corporation shall ensure that the Lands are well maintained throughout the year, including the summer season, (e.g., grass cutting).
 - d) 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.
 - e) 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.
 - f) Private waste collection shall be the responsibility of the Condominium Corporation.
 - g) The Owner shall include the following warning clauses in the Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease for all Units, advising:

- i) “This development will function as a common elements condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc.”

Utilities

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 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.

Clearances

11. Development and Parks Planning Department shall advise that Conditions 1 to 10 have been satisfied.