

**ATTACHMENT NO. 5**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V012 (THE 'PLAN')  
1000457758 ONTARIO INC. (THE 'OWNER')  
50 CASMIR COURT  
LOT 10, 65M-2621, PART OF BLOCK 7, 65M-2623 (THE 'LANDS')  
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED  
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE  
19CDM-24V012 ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 5a).
2. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 5b) and dated October 11, 2024.
3. The Conditions of Approval of Bell Canada as set out on Attachment No. 5c) and dated October 4, 2024.
4. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 5d) and dated October 3, 2024.
5. The Conditions of Approval of Canada Post Corporation as set out on Attachment No. 5e) and dated October 16, 2024.

## Clearances

1. The City shall advise in writing that Conditions on Attachment No. 5a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. Alectra Utilities Corporation shall advise in writing that the Conditions on Attachment No. 5b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. Bell Canada shall advise in writing that the Conditions on Attachment No. 5c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Enbridge Gas Inc. shall advise in writing that the Conditions on Attachment No. 5d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Canada Post Corporation shall advise in writing that the Conditions on Attachment No. 5e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT No. 5a)**

**CITY OF VAUGHAN CONDITIONS:**

**Development and Parks Planning Department:**

1. The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by KRCMAR Drawing 23-109DC01, dated November 15, 2024 and relating to City File No. 19CDM-24V012.
2. If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-24V012 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. 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.
4. 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.
5. The following clauses shall be included in the Condominium Agreement:
  - a. The Owner/Condominium Corporation shall be responsible for regularly cleaning and maintaining all catch basins, area drains, and sewers.
  - b. The Owner/Condominium Corporation shall be responsible for private waste removal.
  - c. The Owner/Condominium Corporation shall be responsible for private snow clearing and removal.
  - d. The Owner/Condominium Corporation shall be responsible for maintaining all elements within the common element block including, but not limited to, walkways, site furnishing, pedestrian lighting, visitor parking, mailboxes, hardscaping, and/or landscaping.
  - e. Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction

activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Development and Parking Planning Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.

- f. The Owner shall include in the Condominium Declaration, and all Offers to Purchase, Agreements of Purchase and Sale/Lease of each individual unit, the following:
    - i. "This development will function as a standard condominium and all details and associated costs shall be presented in the sales office, and through marketing materials, etc."
6. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
7. Immediately following the registration of the Condominium Agreement, the Owner shall register a Section 118 Restriction in a form and content satisfactory to the City which shall restrict the transfer of any unit until such time that the Owner provides the City with evidence confirming that the obligations in Condition 5 have been complied with, to the satisfaction of the City.
8. The Owner shall submit the draft Condominium declaration for review and approval by the Development and Parks Planning Department.
9. Prior to registration 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.
10. Prior to registration of the Plan, the Owner's Solicitor shall provide, to the satisfaction of the Development and Parks Planning Department, confirmation that Lot 10, 65M-2621, and Part of Block 7, 65M-2623 cannot be separately conveyed as per the Planning Act. If the parcels are separately conveyable, the Owner shall apply for and obtain the necessary approvals to ensure neither

parcel may be separately conveyed, and satisfy any conditions of approval, if required.

**Building Standards Department:**

1. Prior to registration of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department. The Owner shall submit all final plans, including fully dimensioned plans and site-statistics, confirming compliance with all By-law 001-2021 requirements, as required, to the satisfaction of the Development and Parks Planning Department and the Zoning Division, Building Standards Department. Should any relief from Zoning By-law 001-2021 be required, the Owner shall apply for and obtain the necessary approvals to address any zoning deficiencies, and satisfy any conditions of approval, if required.

**Financial Planning and Development Finance Department:**

1. Prior to registration of the 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.
2. Prior to registration of the Plan, the Owner shall provide a declaration acknowledging its responsibility for the payment of all taxes levied to date, both interim and final, and for all taxes levied upon the land after execution of the Condominium Agreement, if required, until such time each unit covered under this Plan is separately assessed.

Revised: April 10, 2024

**Date:** October 11, 2024

**Attention:** **David Harding**

**RE:** Request for Comments

**File No.:** 19CDM-24V012

**Related Files:** 19T-86077

**Applicant:** 1000457758 Ontario Inc. c/o Corrudo Scivoletto

**Location** 50 Casmir Crt - Lot 10, Plan 65M-2621 and Part of Block 7,  
Plan 65M-2623

Revised: April 10, 2024

### COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s) and driveway(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.

Revised: April 10, 2024

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.

For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

**Phone:** 416-302-6215

**E-mail:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)

**Subdivision Application Information Form is available by emailing** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)



## ATTACHMENT No. 5c)

**From:** [PrimeCities](#)  
**To:** [David Harding](#)  
**Subject:** [External] Draft Plan of Condominium (19CDM-24V012), 50 Casmir Crt., Vaughan  
**Date:** Friday, October 4, 2024 3:10:40 PM

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.



**10/4/2024**

**David Harding**

**Vaughan  
Vaughan (City)**

**Attention: David Harding**

**Re: Draft Plan of Condominium (19CDM-24V012), 50 Casmir Crt., Vaughan; Your File No. 19CDM-24V012**

**Our File No. DTS: 39786 / Circ: 44356**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

**Bell Canada Condition(s) of Approval**

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

**Concluding Remarks:**

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications

received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin black border, containing a small blue square icon with a white question mark inside it, indicating a redacted signature.

Juan Corvalan

Senior Manager - Municipal Liaison

Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).



October 3, 2024

David Harding  
Senior Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear David,

Re: Draft Plan of Subdivision  
1000457758 Ontario Inc. c/o Corrudo Scivoletto  
50 Casmir Court  
City of Vaughan  
File No.: 19CDM-24V012

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

October 16, 2024

City of Vaughan – Planning Department

To: David Harding, Planner, Development Planning

Reference: **File: 19CDM-24V012**  
**50 Casmir Court**  
Existing building into 6 units

Canada Post Corporation appreciates the opportunity to comment on the above project.

In order to provide mail service to the multi-unit building development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project.
- ⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

OR

the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

**As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.**

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

- ⇒ Buildings with 100 or more units would require a back-fed mailroom. The developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications. The specifications can be found in our Delivery Standards Manual, which can be downloaded from this link:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

**As the project nears completion, it is requested that the Developer contact me directly for a Postal Code as existing postal coding will not apply and new postal codes will be issued for this development.**

Regards,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA  
lorraine.farquharson@canadapost.ca