

**ATTACHMENT NO. 4**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-26V001 (THE 'PLAN')  
435 CITYVIEW INC. (THE 'OWNER')  
435 CITYVIEW BOULEVARD  
PART OF LOTS 23 AND 24, CONCESSION 5 (THE 'LANDS')  
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONALS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE 19CDM-26V001 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. 4a).
2. The Conditions of Approval of York Region as set out on Attachment No. 4b) and dated March 10, 2026.
3. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 4c) and dated February 17, 2026.
4. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 4d) and dated February 24, 2026.
5. The Conditions of Approval of Canada Post Corporation as set out on Attachment No. 4e) and dated February 18, 2026.

## Clearances

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

**ATTACHMENT No. 4a)**

**CITY OF VAUGHAN CONDITIONS:**

**Development and Parks Planning Department:**

1. The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by 435 Cityview Inc. Drawing 23-025, dated January 22, 2026 and relating to City File No. 19CDM-26V001.
2. If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-26V001 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, and that may be outstanding from related Site Development File DA.22.078.
5. The following clauses shall be included in the Condominium Agreement:
  - a. Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City of municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.
  - b. The Owner/Condominium Corporation shall be responsible for private snow clearing and removal.
  - c. 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, as approved by Site Development Application City File No. DA.22.078.

- d. 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 Policy Planning and Special Programs 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.
6. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
7. Prior to the occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate statements and warning clauses have been included in the Condominium Declaration and all Offers to Purchase, Agreements of Purchase and Sale, and Lease/Rental Agreements.
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.

**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.



March 10, 2026

Izabela Molendowsk  
Development and Parks Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Izabela Molendowski, Senior Planner

**Re: Draft Plan of Condominium  
CDMP.26.V.0001 (19CDM-26V001)  
435 Cityview Boulevard  
(435 Cityview Inc.)  
City of Vaughan**

York Region has now completed its review of the above noted draft plan of standard condominium prepared by R-PE Surveying Ltd., Job No. 23-025, signed by the surveyor on January 22, 2026. The site is located on the east side of Cityview Boulevard, north of Major Mackenzie Drive, on lands municipally known as 435 Cityview Boulevard, in the City of Vaughan. The proposal is intended to establish nine (9) employment units on the ground floor, six (6) at-grade parking units, 56 pylon sign units across two (2) pylon signs, and five (5) office units on the second floor, within a 1.15 ha site.

York Region has no objection to draft plan approval of the plan of condominium subject to the following conditions:

1. Prior to final approval, the Owner shall provide confirmation that all of the conditions of site plan approval issued for the subject property on November 21, 2023, under Regional File No. SP.23.V.0019, have been satisfied.
2. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued on November 21, 2023, under Regional File No. SP.23.V.0019.
3. Prior to final approval, the Owner shall confirm that all of the works within the Regional easement have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding 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 the amount sufficient to cover the cost of all outstanding works.

We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions, please contact Justin Wong, Planner, at extension 71577 or through electronic mail at [justin.wong@york.ca](mailto:justin.wong@york.ca).

Yours truly,

A handwritten signature in cursive script that reads "Justin Wong".

Justin Wong, M.C.I.P., R.P.P.  
Planner, Development Review

JW/

February 17<sup>th</sup>, 2026

**City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1**

**Attention: Izabela Molendowski**

**Re: 19CDM-26V001**

**Francesco Fiorani c/o Brutto  
Planning Consultant Ltd.  
435 Cityview Boulevard**

In response to the site plan application review request noted above and dated 02/17/2026, please be advised that Alectra Utilities Corporation (Alectra) has reviewed the above- noted site plan application and

- We would like to present the following comments prior to site plan approval:

**PLEASE NOTE:**

- 1. Alectra Utilities' requirements provided herein are not to be included in the municipal site plan agreement as conditions of municipal approval.**
- 2. Alectra will determine its final requirements when the property owner/agent applies to Alectra for electrical servicing to the property and Alectra will include its final requirements in an Offer to Connect agreement (OTC) which is to be entered into between the registered property owner and Alectra.**

Alectra Utilities Corporation

**Alectra Utilities Development Information Package**  
**Industrial, Commercial & Institutional**

Alectra provides the following information for the property owner/agent's reference in planning the proposed development for electrical servicing and ensuring compliance with Alectra's requirements. The requirements and information provided herein remains subject to change at Alectra's sole discretion.

**Process to Request Electrical Service from Alectra:**

The property owner/agent is required to contact Alectra Utilities to discuss the above-noted project. Once the property owner/agent is ready to formally submit a request to Alectra for a new electrical distribution connection, they can do so by visiting the Alectra website and under "New Customer Set Up" selecting "Building a New Home or Commercial or Industrial Facility". The Alectra website address link is provided here for reference: <https://alectrautilities.com/make-service-request>

In order to begin the design and estimation of the electrical connection and servicing required for the development, a design pre-payment of \$11,300.00 (which is inclusive of HST) is required to be paid by the property owner/agent in the form of a cheque or electronic funds payment, payable to Alectra Utilities Corporation. Detailed payment instructions will be provided when the service application is submitted to Alectra. The design pre-payment will serve as a deposit and upon full execution of an OTC agreement between the registered property owner and Alectra, the design pre-payment will be deducted from the total costs set out in the agreement. Should the property owner/agent wish to cancel their servicing request, any unused portion of this design pre-payment will be refunded to the payor by Alectra.

The property owner/agent will be required to submit all the following documentation to Alectra. All design documentation must be signed, stamped and approved by a Professional Engineer licensed by and in good standing with Professional Engineers-Ontario. All CAD files must be backwards compatible with AutoCAD 2021 and have a metric plot scale (1:250, 1:500).

<b>Drawing</b>	<b>Format</b>	<b>Requirements</b>
Electrical Site Plan	CAD + PDF	Must indicate locations of proposed transformer, grounding and duct structure.
Electrical Single Line Diagram	CAD + PDF	Must indicate service main ampere as per ESA, voltage and kW requirement for building as per electrical consultant.
Electrical Room Layout	CAD + PDF	Must indicate size of room and illustrate 1.5m minimum working clearances around metering equipment and 2.2m headroom.
Transformer Vault Room Layout	CAD + PDF	Transformer vault rooms are to be sized as per Alectra standards.
Detailed Electrical Loading Calculations	PDF	Per metered service and main total.
Floor Plan Indicating Unit Numbers and Locations	PDF	Required for multiple metered services. Not required for bulk services.
Building Elevation Drawing		Must include subsurface excavations to ensure the project is not in conflict with any existing overhead/underground electrical distribution system components.
Site Servicing Plan	CAD + PDF	Must show locations of all subterranean infrastructure including existing and proposed water, sanitary, storm, communications, and other utilities.
Full site land survey(s)/plans prepared and signed by a certified Ontario Land Surveyor (OLS)	CAD + PDF	Must show all existing property boundaries and any future property severance boundaries (including all future condominium units, future subdivisions lots, all future road widening severances, all future municipal reserves and all other future severances known at the time of development by the property owner/agent) and all existing registered easements and all proposed easements.
Parcel Register	PDF	Must be recent/up-to-date.
Landscape Plan	CAD + PDF	Must show all existing and proposed trees, shrubs, plantation etc.

Once Alectra has received all the above information and is, in its sole discretion, satisfied with the proposed design, Alectra will provide the property owner/agent with an OTC agreement which will contain all the terms and obligations between the property owner/agent and Alectra in respect of Alectra providing the electrical service to the development. Once the OTC agreement is signed by both parties and the total connection

cost payment has been received by Alectra, Alectra will prepare the project for issuance to construction.

**Please note the following timelines/constraints:**

Please note that Alectra anticipates a timeline of twenty-five (25) weeks or longer to prepare the design and OTC agreement after receipt of the design pre-payment and all the required information set out above.

Alectra's current lead time for pad-mounted transformers is twenty-six (26) to fifty-two (52) weeks. Transformers will be pre-ordered by Alectra but are not guaranteed to be available/delivered until the OTC agreement is signed by both parties and the total connection cost payment is received by Alectra.

**Electrical Supply/Limitations:**

The anticipated electrical capacity required by the development is not guaranteed and must be confirmed with Alectra. If the electrical distribution system capacity is available, it will be provided by Alectra on a first-come, first-serve basis. The property owner/agent is responsible for all expansion costs when the electrical distribution system capacity must be enhanced and/or expanded due to their requested and/or required loading requirements.

The property owner/agent is required to review Alectra's most up-to-date Conditions of Service for available system voltages and Alectra-owned transformer capacities. A property owner/agent seeking transformation capacities beyond the standard Alectra transformer inventory will require a primary voltage service including customer owned transformation. Alectra's Conditions of Service are available online at Alectra's website at the following link:

<https://alectrautilities.com/conditions-service>

Alectra will provide one point of connection per parcel of land. The electrical design will reflect this requirement and should include any future electrical servicing from a single distribution point. If any loop feeds are requested by the property owner/agent, same will be provided at the sole discretion of Alectra.

If the property owner/agent requires a temporary electrical service greater than or equal to 400A, the location of the temporary pad mounted transformer must be shown on all site plan drawings and the temporary pad mounted transformer location must within the subject development property and not within any adjacent parcels of land.

## **Conditions of Service, Standards and Technical Information:**

In advance of submitting an application to Alectra, the property owner/agent must review Alectra's current Conditions of Service in full and ensure that the conditions contained therein are adhered to in respect of the development and the requested electrical connection. Alectra's Conditions of Service can be viewed at Alectra's website at the following link:

<https://alectrautilities.com/conditions-service>

The property owner/agent is also required to review and adhere to Alectra's standards prior to submitting their application to Alectra. Property owner's/agents must first register for access to the Alectra standards library at the following link:

[Distribution Standards & Materials Registration](#)

In reviewing Alectra's standards at the link provided above, the property owner/agent should navigate to the standards which are relevant to the municipal location of the development and to the harmonized Alectra standards which are applicable to all municipalities within Alectra's service territory. Please note that Alectra's standards are subject to change at Alectra's discretion and the applicable standards will be utilized in Alectra's design phase.

## Alectra Design Requirements Checklist:

The following checklist is provided for use by the property owner/agent to ensure that all relevant Alectra design requirements are met prior to their submission of an application to Alectra for electrical servicing. **Property owners/agents must review the following in detail:**

Alectra Design Requirements	Check
<b>Alectra-Owned Pad Mounted Transformer</b>	
<p>The location of the pad mounted transformer will be shown on the electrical site plan drawing. The transformer foundation must be shown to scale and must include the grounding grid installation.</p> <p>Three phase transformer foundation sizes:</p> <ul style="list-style-type: none"> <li>• 2.769m (L) x 2.159m (W) x 2.286m (H) - transformation up to 500KVA;</li> <li>• 3.353m (L) x 2.159m (W) x 2.286m (H) – transformation 750KVA to 2500KVA;</li> </ul> <p>Three phase transformer foundation sizes including grounding grid:</p> <ul style="list-style-type: none"> <li>• 4.769m (L) x 4.159m (W) x 2.286m (H) - transformation up to 500KVA;</li> <li>• 5.353m (L) x 4.159m (W) x 2.286m (H) – transformation 750KVA to 2500KVA;</li> </ul> <p>The final location of the transformer, foundation and grounding grid will be approved by Alectra.</p>	
<p>The transformer foundation (c/w grounding grid) will be installed upon "undisturbed" soil. No underground structures or infrastructure (i.e. basement, garage, deep services, other utilities etc.) will be installed below the transformer foundation.</p>	
<p>The transformer foundation (c/w grounding grid) will be installed upon level ground.</p> <p>The grade percentage difference at each corner of the foundation to be shown with a maximum 1% slope.</p>	
<p>The transformer foundation will have a minimum 2.0m horizontal clearance from watermain, storm, sanitary services, gas and any other underground installations.</p> <p>The grounding grid will have a minimum 1.0m horizontal clearance from watermain, storm, sanitary services, gas and any other underground installations.</p>	
<p>The transformer foundation edges at the non-access door side of the transformer will have a minimum 2.0m horizontal clearance from all above-ground installations. A 3.0m horizontal clearance is required from all above-</p>	

ground installations from the foundation edge access door side of the transformer.	
A minimum 3.0m clearance is required between the transformer access side (Opening Side) to any doors, windows, or openings of a building. No plants, shrubs or fences are allowed in this area, and it shall be obstruction free. Maintain a minimum 2.0m working clearance between each of the transformer's other three sides, from Fences, Shrubs or Structures. Clearances and offsets will be shown on the electrical site plan drawings.	
On the electrical site plan drawing, edge-to-edge dimensions will be shown between the transformer foundation and curbs and all nearby underground/above-ground installations and buildings to confirm compliance with required clearances.	
No canopy or overhanging structure will be permitted above the transformer location. Alectra requires clear and unobstructed access to the transformer with its vehicles and machinery, including cranes and trucks, on an ongoing basis.	
The transformer foundation will be located in an easily accessible location by Alectra's vehicles and machinery and will be within a 3.0m distance from a vehicular-travelled area. Alectra's access must be from within the property owner's property, not from a public highway or adjacent properties.  If such access is not available, the property owner must install an access road consisting of a paved or gravel surface, with minimum width of 6.0m and with twenty-four (24) hours a day, seven (7) days a week access, capable of supporting a wheel loading force of 70kN (15,700 lbs.) per wheel. Such access road will be fully located within the property owner's property and will connect directly to the adjacent public highway without crossing any adjacent parcels.	
<b>Transformer Vault Room</b>	
The transformer vault room will be shown to scale on the electrical site plan drawings and the drawing will indicate the length, width and height of the vault room.  The transformer vault room dimensions will be pursuant to Alectra standards: Minimum floor area: 9m (length) by 10m (width) by 3.7m (height). Vault rooms will be designed/built exactly as shown in the Alectra standard (i.e. access doors will be directly opposite transformer).	
The transformer vault room will be structurally, electrically, and mechanically constructed according to the latest edition of: Ontario Electrical Safety Code, Ontario Building Code, Municipal Building Code, Municipal Plumbing Code, Alectra's standards and ESA.	
The transformer vault room will be at ground level.	

The transformer vault room will be enclosed by exterior walls for the purposes of ventilation and Alectra's access.	
A paved/gravel roadway capable of supporting a wheel-loading force of 70kN (15,700 lbs.) per wheel will be provided for vehicle access to the vault room doorway. Both the roadway and doorway will remain unobstructed at all times and in any event, a minimum 6m clearance between the doorway and any obstructions will be maintained.	
The transformer vault room must be adjacent to the electrical room for the transition unit installation. The property owner/agent must provide and install a 600 Volt wall transition unit between the vault and electrical room pursuant to the applicable Alectra standards.	
The transformer vault room must be free and clear of any structural columns to avoid interference with Alectra's maintenance and operational procedures.	
The property owner/agent will install a cable pulling pit complete with covers (which are to be procured by the property owner/agent from an Alectra-approved vendor) pursuant to the applicable Alectra standards.	
The transformer vault room requires ventilation pursuant to the applicable Alectra standards. The property owner/agent will ensure vents meet the net free air flow requirements.	
The grounding/bonding of any of the property owner's equipment will come from the main electrical room's grounding and bonding system pursuant to the applicable codes. Grounding (provided by the property owner) for Alectra's transformation in the vault room is to be independent of the property owner's equipment grounding.	
<b>Duct Structure(s)</b>	
The primary duct bank route (within the privately-owned property) must be shown on the electrical site plan drawing. Routing may be shown in a general location (free of obstacles) from the public highway to the transformer foundation location. The final route of the primary duct bank is to be approved by Alectra.	
All required ducts will not pass under and/or through buildings, structures or other installations and must be minimum 1.0m horizontally from any building foundation.	
All civil work within the property, including, but not limited to primary and secondary ducts and transformer pads, will be supplied, installed, owned and maintained by the property owner. The transformer pad must be procured from an Alectra approved vendor.	
Alectra will confirm the exact number of ducts required during design process, but the property owner/agent can assume that a concrete duct bank with 8 ducts will be required.	

The primary duct bank within the property must be concrete-encased and installed as per Alectra standards.	
The property owner/agent must show all existing/proposed underground structures/services (such as water, gas, sewer, sanitary, telecom etc.) on the electrical site servicing plan which are located within 1.0m of the proposed underground duct bank path.	
<p>Primary cables to be installed/owned by Alectra.</p> <p>Alectra requires that any crossing by Alectra's primary cable or other infrastructure over, above or under any other existing utilities on the property be avoided if at all possible and if not possible, be minimized as much as possible.</p> <p>Any underground utilities proposed to cross over or under hydro duct bank to be indicated on the electrical site plan drawing and must be approved in writing by Alectra's Design Technologist. In the event that such a crossing is approved, all minimum vertical clearances must be met.</p> <p>All underground utilities proposed to be installed parallel to underground electrical services (either existing or proposed) must have a minimum 1.0m clearance (edge-to-edge) and are to be indicated on the electrical site plan drawing and approved in writing by Alectra's Design Technologist.</p>	
No joint-use trenches are permitted to be used with telecommunications or any other utilities. All electrical service utility cables are to be installed in a trench dedicated to their use with no other utilities permitted to be installed in the same trench.	
All clearance dimensions must be shown on the electrical site plan drawings between proposed landscaping and existing and proposed underground hydro.	
<b>Single Line Diagram &amp; Metering</b>	
The property owner/agent will show requested transformer capacity in KVA, phase orientation and secondary voltage on the single line diagram.	
The property owner/agent will indicate service main ampere as per ESA, voltage and the kW requirement for the development as per its electrical consultant on the single line diagram.	
<p>The property owner/agent will indicate secondary conductor size and number of runs on the single line diagram.</p> <p>The secondary cables will connect directly to the main switch only and be sized as per ESA, with max size of 750MCM with minimum rating 1000V XLPE RWU90.</p>	

<p>The property owner/agent will confirm if the development is single metered or multi-metered and show meter locations on the single line diagram.</p> <p>Alectra does not offer bulk metering with suite metering. Alectra can only provide bulk metering or individual unit metering. For suite metering, the property owner/agent will contract with an OEB licensed third-party smart metering service provider.</p>	
<p>If the property requires the upgrade of an existing electrical service instead of a new electrical service installation, the property owner/agent will provide a second simplified single line diagram to show existing main switches, sub-switches and metering versus proposed.</p>	
<p>The property owner/agent will show un-metered fire pump on the single line diagram if required.</p>	
<p>The property owner/agent will provide switchboard shop drawings to Alectra showing PUC/CT compartment if the main switch is above 600A or if the property owner/agent has the switchboard as a main switch.</p>	
<p>The property owner/agent will show all proposed generation schemes on the single line diagram.</p>	
<b>Main Electrical Room</b>	
<p>Electrical room, shown to scale, including length, width and height, will be shown on the electrical site plan drawing. A minimum of 1.5m working clearances around equipment and 2.2m headroom must be shown on the electrical site plan drawing.</p>	
<p>The electrical site plan drawing will show a twenty-four (24) hour a day, seven (7) day a week direct access door to the electrical room when there is more than one metering unit (i.e. house and main). The property owner/agent can discuss with the Alectra Distribution Design Technologist once Alectra has started working on the design of the development.</p>	
<p>The property owner/agent is required will provide a scaled layout of the electrical room to Alectra showing equipment and clearances, including a minimum 1.5m clearance for metering equipment.</p>	
<p>The electrical room must be at grade level. Any exceptions to this requirement must be approved in advance by Alectra in writing.</p>	
<p>In projects where a transformer vault room is being proposed, the electrical room must be adjacent to transformer vault room.</p>	
<p>The grounding/bonding of any of the property owner's equipment will come from the main electrical room's grounding and bonding system as per Ontario Electrical Safety Code (OESC). Grounding provided by the property owner for Alectra's vault room must be independent of the property owner's equipment grounding.</p>	

<b>Clearances / Line Truck and Personnel Access (Must be shown on electrical site plan)</b>	
Landscaping, structures, berms or any other changes in grade are not permitted around or in proximity to any electrical infrastructure.	
A paved / gravel access road capable of supporting a wheel loading force of 70kN (15,700 lbs.) per wheel must be provided for Alectra's vehicle access to the transformer door/transformer vault doorway. Both the access road and doorway must remain unobstructed at all times.	
All driveway curbs must be truck-mountable, and any portion covered in sod must be converted to a drivable surface. The maximum weight required by Alectra is: 79,500lbs (truck weight + full payload) per line truck and material. Maximum line truck length is 11.9m, width (outriggers not extended) is 2.54m, width (outriggers extended) is 8.68m. It is the property owner's/agent's responsibility to coordinate and ensure line truck pathway engineered to handle the specified weight.	
<p>The property owner/agent must show any existing registered easements in favor of Alectra and all existing surface, overhead/underground Alectra-owned infrastructure, if any. All minimum horizontal and vertical clearances around the existing infrastructure must be met.</p> <p>The property owner/agent must show dimensions between any obstruction and the existing Alectra-owned infrastructure or 5m encroaching to conductor/clearance/easement zone of Alectra. The property owner/agent's proposed placement must consider limits of approach for the period of time when infrastructure is being installed and for the period afterwards when maintenance will be performed.</p> <p>It is the responsibility of the property owner/agent to find all registered easements through legal title searches conducted by their real estate lawyer and to have same indicated on the electrical site plan drawing.</p>	
<p>If the property owner/agent is proposing the installation of driveways or similar access points, the property owner/agent must identify Alectra's overhead wires on the site plan drawing and must show that the appropriate clearances between overhead lines and travelling vehicles are met. In the event that the appropriate clearances are not met, the property owner/agent will be fully responsible for all costs associated with raising overhead wires to meet the appropriate safety clearances as part of their electrical servicing costs.</p> <p>In the event that the property owner/agent is required to raise telecommunication wires in order to meet the appropriate clearances, the property owner/agent will work with the appropriate telecommunications company directly in respect of same and will advise Alectra of any and all requirements set out by the telecommunications company, as such</p>	

<p>requirements may also affect the clearances required by Alectra in respect of the Alectra-owned infrastructure.</p>	
<p>If the property owner/agent is requesting a pad mounted transformer and/or pad mounted switchgear, the property owner/agent must coordinate with the Alectra Distribution Design Technologist to have the proposed location of the pad mounted equipment approved to ensure that Alectra's Lines group has access to same with their vehicles and machinery and so that any obstacles that may impair the transformer and/or switchgear during installation and during their ongoing repair, maintenance and operation are mitigated.</p> <p>All access required by Alectra's vehicles and machinery to pad mounted transformer and switchgear locations within the development property must only utilize the development property and not any adjacent properties or the public highway as access points.</p> <p>Any and all truck routes must not include access under existing overhead lines unless driving path deemed as driveway by the municipality and unless all applicable clearances are met between vehicles and machinery and the overhead lines.</p> <p>Pad mounted transformers and/or switchgears must be proposed on same grade as Alectra Lines vehicles and machinery and all grade differences must be shown on each stabilizer and wheels.</p> <p>If the Alectra Lines vehicles and machinery are proposed to be parked at location of public exit/entrance, the property owner/agent must make their own plan to make sure public vehicles do not hit the Alectra vehicles and machinery while exiting the development property via locations such as underground parking.</p> <p>All clearances relative to Alectra vehicle and machinery access are subject to Alectra approval including clearances to building and driveways passing under breezeways/archways.</p>	

## **Relocation(s) and Clearances:**

The property owner/agent is solely responsible for ensuring that the clearance requirements between buildings, structures, and installations within the development and the existing electrical distribution system have been reviewed in detail and are in compliance with the following applicable standards, Acts and Codes:

- Alectra's standards
- Ontario Building Code
- Electrical Safety Code
- Occupational Health and Safety Act (OHSA) – Construction Projects (Electrical Hazards)
- CSA Standard C22.3 No. 1:20, Overhead System
- CSA Standard C22.3 No. 7:20, Underground Systems

The property owner/agent will be solely responsible for all costs associated with the required relocation of any existing Alectra infrastructure, with such relocation to be determined by Alectra in its sole discretion during the design phase of the servicing of the development.

If the development commences construction and any portions of any buildings, structures or installations are found to be in violation of any clearance requirements with respect to their proximity to existing Alectra-owned infrastructure, the property owner/agent will be fully responsible for any costs incurred by Alectra to make the area safe and compliant with OHSA. Alectra will require that all construction work on the development stop until all clearance and safety requirements are in compliance.

The property owner/agent will also be responsible for all costs incurred by Alectra in the event that any of Alectra's infrastructure is required to be removed and/or relocated as a result of such clearance violations.

## Easements:

Alectra will determine in its sole discretion whether any easements are required in respect of the development during its design process.

Pursuant to the terms of the OTC agreement and Alectra's Conditions of Service, Alectra will not energize the development until all easement-related registrations, including all required registrations of easements over any municipal reserves and over any adjacent properties, are completed.

In the event that Alectra determines that a registered easement is required, the property owner will be responsible for all costs associated with legal title searches, obtaining a reference plan of survey if required, easement negotiations, easement registration and the registration of any required postponements and/or discharges.

The property owner/agent must provide any available municipally approved land surveys and/or plans relating to the future subdivision, condominium development, road widening transfers or other severances of the property.

The following is not a comprehensive list of Alectra's easements requirements but is provided for clarity and future reference:

- All condominium developments, including any parcel of tied land condominiums, require a non-exclusive easement registered over the entirety of the parcel prior to the registration of the condominium plan (referred to by Alectra as a "blanket easement").
- Alectra-owned pad mounted switchgears on the property will require an easement area typically measured at 6.0m x 8.0m. For clarity, if Alectra requires the registration of a blanket easement on the property where a switchgear is being installed, an additional easement is not required in respect of the switchgear installation, as same will be covered by the blanket easement.
- If a municipal reserve which has not been dedicated as part of the adjacent public highway exists and should Alectra be either installing its works within that reserve or require access over that reserve, a registered easement in favor of Alectra will be required from the municipality before energization can occur. Alternatively, the municipality can dedicate the reserve as part of the adjacent public highway by passing and registering a bylaw. If the municipality determines that an easement is required, all costs associated with obtaining the registered easement over the reserve will be borne by the property owner. The property owner/agent will be required to have their land surveyor create a reference plan of survey designating Alectra's easement area over the reserve and is responsible for all costs

associated with the creation of such plan. The easement area required by Alectra within the reserve is 3.0m x 0.3 if the easement area is for underground cables/duct bank.

**Please note:** the acquisition of easements from municipalities can delay energization of the development for a significant period of time. It is strongly encouraged to avoid crossing any existing municipal reserves with Alectra-owned infrastructure and for Alectra to have access to its equipment located upon the property directly from the adjacent public highway without having to cross an undedicated municipal reserve.

- In the event that easements are required over any other adjacent properties, it will be the property owner/agent's responsibility to obtain all required easements in favor of Alectra from the adjacent property owners and all costs associated with obtaining any required reference plans of survey, the registered easements and the postponements or discharges will be at the cost of the property owner.

**Please note:** the acquisition of easements from adjacent property owners can delay energization of the development for a significant period of time. It is strongly encouraged to avoid crossing any adjacent properties with Alectra-owned infrastructure and for Alectra to have access to its equipment located upon the development property directly from the adjacent public highway without having to cross an adjacent property.

### **Other Reminders/Important Information:**

- Property owners/agents will not excavate within two (2) meters of Alectra-owned poles and anchors.
- Excavation within one (1) meter of underground hydro infrastructure is not permitted unless prior written approval is granted by an Alectra representative and unless the Alectra representative is present at the time of excavation to provide direct supervision. All costs associated with this supervision will be at the property owner/agent's expense.
- Alectra must pre-approve all proposed removals, isolations or relocations of existing infrastructure and all costs associated with this work will be at the property owners/agent's expense.
- **CALL BEFORE YOU DIG:** The property owner/agent must always arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call at 1-800-400-2255.

Should you have any questions regarding this response, please contact the undersigned.

Sincerely,

Emily Majdi

Supervisor, Design – ICI & Layouts (South)

**Phone:** 2897486828

**E-mail:** [emily.majdi@alectrautilities.com](mailto:emily.majdi@alectrautilities.com) Supervisor, ICI and Layouts

# ATTACHMENT 4D - ENBRIDGE GAS INC. CONDITIONS



Enbridge Gas Inc.  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

February 24, 2026

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

Dear Izabela,

Re: Draft Plan of Condominium  
Francesco Fiorani c/o Brutto Planning Consultant Ltd.  
435 Cityview Boulevard  
City of Vaughan  
File No.: 19CDM-26V001

-General comments-

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.

Always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

-DPC condition-

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,

A handwritten signature in blue ink, appearing to read 'W. Cornelio'.

**Willie Cornelio** CET  
Sr Analyst Municipal Planning

**ATTACHMENT 4E - CANADA  
POST CORPORATION  
CONDITIONS**

DELIVERY PLANNING  
4567 DIXIE RD, 2<sup>ND</sup> FLOOR, MEZZANINE  
MISSISSAUGA, ON L4W 1S2  
[CANADAPOST.CA](http://CANADAPOST.CA)

February 18, 2026

City of Vaughan – Planning Department

To: **Izabela Motendowski**, Senior Planner, Development and Parks Planning

Reference: File: **19CDM-26V001** Related Files: **DA.22.078**  
**435 Cityview Blvd**  
Commercial building with 9 units

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the industrial building for this development and decided that it will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

To provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ 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.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA  
4567 Dixie Rd 2<sup>nd</sup> Floor, Mezzanine  
(416) 262-2394  
lorraine.farquharson@canadapost.ca