

ATTACHMENT 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-19V002 ('PLAN')
BOWES BASALTIC HOLDINGS INC. ('OWNER')
PART OF LOT 10, CONCESSION 3, PARTS 2 & 3, PLAN 64R-4594
CITY OF VAUGHAN ('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 (STANDARD) FILE 19CDM-19V002, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R-PE Surveying Ltd., drawing File No. 17-340-DR, dated March 5, 2019.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the 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 following provisions shall be included in the Condominium Agreement:
 - a) The Owner and/or Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) The Owner and/or Condominium Corporation shall be responsible for private garbage and recycling collection, snow removal and clearing;
 - c) The Owner shall include the following clauses in all future offers of Purchase and Sale Agreements and in the Condominium Declaration:
 - i) This development will be serviced by a private waste collection system and snow clearing services;
 - ii) The Owner and the owner of 575 Bowes Road to the east have entered into a shared parking and access agreement for shared parking between 615 Bowes Road and 575 Bowes Road in perpetuity.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.

6. Prior to final approval of the Plan, the Owner shall submit, if required, an "as-built" survey to the satisfaction of the Building Standards Department.
7. Prior to final approval 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.
8. Prior to final approval of the Plan, the Owner shall confirm to the 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 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.

Utilities Condition

9. Prior to final approval of the Plan, the Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

Toronto and Region Conservation Authority ('TRCA')

10. Prior to final approval of the Plan, the Owner shall pay to the TRCA the Draft Plan of Condominium Review Fee – Screening Letter.

Canada Post

11. Prior to final approval of the Plan, the Owner shall satisfy all requirements of Canada Post.

Clearances

12. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
13. Bell Canada, Rogers Communications, Alectra Utilities and/or Enbridge Gas shall advise the Development Planning Department in writing that Condition 9 has been satisfied.
14. The TRCA shall advise that Condition 10 has been satisfied.
15. Canada Post shall advise that Condition 11 has been satisfied.