

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V010 (“PLAN”)
MET RESIDENCES CORP. (“OWNER”)
PART OF LOT 6, CONCESSION 4, CITY OF VAUGHAN
THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (“CITY”) THAT
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN
OF CONDOMINIUM (STANDARD) FILE 19CDM-17V010, ARE AS FOLLOWS:**

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by R. Avis Surveying Inc., Drawing No. 2807-9DP1, dated December 5, 2017.
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 and shall agree to satisfy any conditions with respect to such matters as landscape and site development, and any other matters that the City may consider necessary that may be outstanding as part of Site Development File DA.16.033.
4. The following provisions shall be included in the Condominium Agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) snow ploughing/removal and clearing will be privately administered and shall be the responsibility of the Condominium Corporation; and
 - c) 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 for municipal collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
6. Prior to final approval of the Plan, the Owner shall submit 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. 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 agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

York Region

9. Prior to final approval, the Owner shall provide confirmation that all the conditions of Site Plan Approval issued for the Subject Lands under Regional File No. SP-V-044-16, have been satisfied.
10. 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 Lands under Regional File No. SP-V-044-16.
11. Prior to final approval, the Owner shall confirm that all the works within the Regional right-of-way have been completed, to the satisfaction of York Region or that York Region holds sufficient securities to cover the cost of any outstanding works. Should there be an 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.
12. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.

Utilities

13. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

Clearances

14. The Vaughan Development Planning Department shall advise in writing that Conditions 1 to 8 have been satisfied.
15. York Region shall advise the Vaughan Development Planning Department in writing that Conditions 9 to 12 have been satisfied.
16. Alectra Utilities Corporation and Enbridge Gas each shall advise the Vaughan Development Planning Department in writing that Condition #13 has been satisfied.