

Appendix A – Conditions of Draft Plan of Condominium Approval
(Planning Report: GMS-PL-2025-011)

**THE CORPORATION OF THE TOWNSHIP OF KING
CONDITIONS OF DRAFT PLAN OF
CONDOMINIUM APPROVAL – COMMON ELEMENT
CAMCOS (KING) INC.
13151 TO 13211 KEELE STREET, KING CITY
FILE NO. 19CDM-24K02**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-24K02:

1. Approval Approval shall relate to Draft Plan of Condominium (Common Elements) File No. **19CDM-24-K02**, prepared by Mauro Group Inc., plot date May 30, 2024.

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2. The Owner shall enter into a Condominium Agreement with the Township of King if deemed necessary by the Director of Growth Management Services in consultation with the Township Solicitor and shall agree to satisfy any conditions that the Township may consider necessary, financial or otherwise, of the municipality. Prior to final approval, the Township of King shall confirm that the condominium agreement will be registered by the Township of King against the lands to which it applies as provided for in the Planning Act, all at the cost of the Owner.
3. Prior to the registration of the Draft Plan of Condominium, the Owner shall provide documentation to demonstrate how the Site Plan Agreement Condition No. 9 associated with Site Plan Development Approval File No.: SPD-20-16 has been satisfied to the satisfaction of the Director of Public Works.
4. Prior to the registration of the Draft Plan of Condominium, the owner acknowledges and agrees to a fire inspection to be completed throughout all of the occupied buildings by the Township of King Fire & Emergency Services Department, and all deficiencies noted during that inspection be corrected to the satisfaction of the Township of King Fire & Emergency Services Department.
5. Prior to the registration of the Draft Plan of Condominium, the Owner shall provide a copy of the Declaration that contains the necessary wording to grant easements to provide for access to and the use of the shared facilities including but not limited to driveways, parking areas, sidewalks stormwater management facilities, transformers, retaining walls filter beds, between the buildings associated with Draft Plan of Condominium Files **19CDM-24-K02**.

6. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered plan of condominium to the King Township Planning Division.
7. 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 removal and clearing shall be the responsibility of the Condominium Corporation; and,
 - c) The Condominium Corporation shall be responsible for all waste collection services which shall be privately administered.
8. Prior to final approval, the Owner shall undertake a final inspection of the building, with the architect, engineers, Township of King Development Engineering Division and Public Works Department and building inspector of the Township of King, and all deficiencies noted shall be addressed to the satisfaction of the Chief Building Official, and the Director of Public Works.
9. Prior to final approval, the Owner shall submit an 'as-constructed' survey to the satisfaction of the Chief Building Official and the Director of Public Works.
10. Prior to final approval, the Owner and their solicitor and land surveyor shall confirm that that all existing and/or required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities to the satisfaction of the King Township Planning Division and Public Works Department.
11. Prior to final approval, the Owner shall confirm they have paid all outstanding taxes, development charges, and levies, and invoices, as may be required by King Township Finance Department, to the satisfaction of the Director of Finance and Treasurer.
12. The Owner acknowledges and agrees that upon Draft Approval of the plan for the residential development, the securities held in conjunction with the site plan development agreement shall be reviewed by the Township, and 100% of the securities shall be retained through the Condominium Agreement with the Township of King if deemed necessary by the Director of Growth Management Services in consultation with the Township Solicitor, for any incomplete works specified.
13. The Owner acknowledges and agrees to satisfy all conditions imposed by the Township through the Site Plan approval process and any related agreements, financial or other.
14. The Condominium Agreement, Condominium declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses as identified in the Site Plan Agreement for Site Plan Development Approval for file# SPD-20-16:

- a) Purchasers lessees, and/or tenants are advised that an emergency access may be constructed at the intersection of Fred Beaton Place and Dennison Street in accordance with the Alternate Emergency Access Context Site Plan dated February 3, 2022 and the Future Emergency Access Landscape Plan dated February 4, 2022 as identified in Schedule "B" of the Site Plan Agreement for a period of five (5) years following the last occupancy of the site;
- b) Purchasers, lessees, and/or tenants are advised that the rain gardens in the rear yards of lots referenced as Parts 29 to 34 and Parts 35 to 40 on the Draft Plan of Condominium are required to be maintained in perpetuity;
- c) Purchasers, lessees, and/or tenants are advised that water servicing, sanitary servicing, roadway, sidewalk maintenance, street lighting, stormwater and storm sewer maintenance, snow clearing and removal, perimeter fencing, garbage removal, landscaping maintenance are maintained and the responsibility of the Condominium Corporation;
- d) Purchasers, lessees, and/or tenants are advised that mail delivery will be provided from a community mailbox as designated by Canada Post, the location of which will be identified by the Condominium Corporation prior to any home closings;
- e) Purchasers, lessees, and/or tenants are advised that driveway widths and curb cut widths are governed by the Design Criteria Manual and the Zoning By-law, as amended and shall conform to such;
- f) Purchasers, lessees, and/or tenants are advised that the Telecommunications Act and the CRTC authorize telephone and communications facilities, and internet service may be provided by telecommunication carriers other than traditional carriers for such services and that purchasers, lessees, and/or tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs;
- g) Purchasers, lessees, and/or tenants are advised that the Owner and the Township may enter onto any lot or block pursuant to the Site Plan Agreement and must be maintained until final assumption and release of the Agreement;
- h) Purchasers, lessees, and/or tenants are advised that adjacent stormwater management facilities may be left in a naturally vegetated condition and receive minimal maintenance;
- i) Purchasers, lessees, and/or tenants are advised that the environmental blocks of land containing watercourses, wetlands and/or buffers and as such are advised that the natural watercourses are subject to flooding and/or levels of water that may be dangerous to unattended children or to other persons not adequately supervised and therefore the Owner nor the Township shall be responsible for providing any

supervision on the said blocks of any kind and hereby agrees to release, indemnify and save harmless the Township from any and all claims arising from the use or occupation of the said blocks by the purchaser, lessees, tenants and their invitees;

- j) Purchasers, lessees, and/or tenants are advised that low impact development measures such as infiltration trenches exist on the lands and are intended to reduce surface water runoff by facilitating stormwater recharge into the ground and therefore such measures shall not be removed or altered in any way;
 - k) Purchasers, lessees, and/or tenants are advised that the dwelling is equipped with a sump pump. The sump pump is required to facilitate foundation drainage into the storm sewer. The sump pump may operate more frequently or continuously during rainfall, snowfall and snow melt events;
 - l) Purchasers, lessees, and/or tenants are advised that all landscaping, tree planting, property line and perimeter fencing and sodded areas installed by the owner in accordance with the plans and specifications of the Site Plan Agreement and the continuing and perpetual responsibility for such rests with the Owner, the Condominium Corporation or Purchaser. The removal or alteration of any landscaped areas, trees, plantings, external building or site lighting and fencing is prohibited.
15. Prior to final approval, the Owner agrees that The Condominium Agreement, Condominium declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clause: Purchasers, lessees, and/or tenants are advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.
16. Prior to final approval, the Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.
17. Prior to final approval, the Owner shall provide to the Region of York Development Planning confirmation that all of the conditions of the site plan approval issued for the subject property on July 9, 2024 under Regional File No. SP.20.K.0071, have been satisfied.

18. 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 July 9, 2024 under Regional File No. SP.20.K.0071.
19. Prior to final approval, the Owner shall confirm that all of the works within the Regional ROW have 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.
20. 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.
21. The Owner shall include in all Agreements of Purchase and Sale and/ or Lease, Condominium Agreement, Condominium Declaration, a clause stating that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building' s occupants.
22. Prior to final approval, the Owner acknowledges there are a number of communal infrastructures, such as LIDs, watermain, meter chamber, streetlights, hydrants, masonry pillar entry feature, etc., that are within the private townhouse units and as such, a blanket easement for the Condominium Corporation for the maintenance of these communal infrastructure is necessary and that any agreements between the potential purchaser and the developer should clearly identify that the communal infrastructure on a private lot will be maintained by the Condominium Corporation.
23. Prior to final approval, the Owner acknowledges and agrees that any Agreement of Purchase and Sales Warning Clauses clearly do not provide for the lot owner to maintain on-site stormwater facilities on the private lot.
24. Prior to final approval, the Owner acknowledges and agrees that that any Agreement of Purchase and Sales Warning Clauses clearly the rain gardens in the rear yards on certain lots will be maintained in perpetuity by the Condominium Corporation and shall be secured through appropriate easements and agreements.
25. Prior to final approval, the Owner acknowledges and 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.

CLEARANCES

26. The Chief Building Official and/or building inspector shall advise in writing to the Director of Growth Management Services that condition numbers 8 and 9 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how the condition has been met.
27. The Fire Chief shall advise in writing to the Director of Growth Management Services that condition number 4 has been satisfied; the clearance letter shall contain a brief statement detailing how the condition has been met.
28. The Director of Finance shall advise in writing to the Director of Growth Management Services that condition number 11 inclusive has been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
29. The Township of King Planning Division shall advise the Director of Growth Management Services in writing that condition numbers 1, 2, 5, 6, 7, 12 and 13 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
30. The Township of King Public Works Department and Development Engineering Division shall advise the Director of Growth Management Services in writing that condition numbers 3, 8, 9, 10, 22, 23 and 24 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
31. The Region of York Development Planning shall advise in writing to the Director of Growth Management Services that condition numbers 17, 18, 19, 20 and 21 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how the conditions have been met.
32. Metrolinx shall advise in writing to the Director of Growth Management Services that condition numbers 15 and 16 have been satisfied; the clearance letter shall contain a brief statement detailing how the condition has been met.
33. Enbridge Gas Inc. shall advise in writing to the Director of Growth Management Services that condition number 17 has been satisfied; the clearance letter shall contain a brief statement detailing how the condition has been met.

ISSUED at the TOWNSHIP OF KING this 17th day of March, 2025.

Stephen Naylor
Director of Growth Management Services

NOTE: WHERE FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN WITHIN THREE YEARS AFTER THE DATE UPON WHICH APPROVAL TO THE PROPOSED PLAN OF CONDOMINIUM WAS GIVEN, THE TOWNSHIP OF KING, IN ITS DISCRETION, AND PURSUANT TO THE PLANNING ACT, MAY WITHDRAW ITS APPROVAL TO THIS PROPOSED PLAN OF CONDOMINIUM, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN, BUT THE TOWNSHIP OF KING MAY FROM TIME TO TIME EXTEND THE DURATION OF APPROVAL.