

Appendix A – Conditions of Draft Plan of Condominium Approval  
(Planning Report: GMS-PL-2025-009)

**THE CORPORATION OF THE TOWNSHIP OF KING  
CONDITIONS OF DRAFT PLAN OF  
CONDOMINIUM APPROVAL - STANDARD  
66 MAIN STREET DEVELOPMENTS INC.  
FILE NO. 19CDM-21K01**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-21K01:

1. Approval shall relate to draft plan of condominium File No. 19CDM-21K01, consisting of Draft Plan of Standard Condominium of Part of Lot 3, Registered Plan 87 Township of King, Regional Municipality of York prepared by R-PE Surveying Ltd. Ontario Land Surveyors, Job No. 21-200, CAD File No. 21-200 DP-2g.

**TOWNSHIP OF KING**

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 Conditions Nos. 47 and 48 associated with Site Plan Development Approval file no.: SPD-17-53 have 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 the Condominium Corporation for access and maintenance of communal infrastructure that may be placed on the private portions, including but not limited to driveways, parking areas, sidewalks stormwater management facilities, hammerhead, transformers, retaining walls filter beds, street signs, light poles, hydrants, rear yard

catch basins and leads, sand filter beds associated with Draft Plan of Condominium Files **19CDM-21-K01**.

6. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Township of King Planning Division.
7. The following provision 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;
  - c) The Condominium Corporation shall be responsible for all waste collection services which shall be privately administered; and,
  - d) The Condominium Corporation shall be responsible to maintain in perpetuity the storm outlet within the adjacent Township environmental lands for which an easement is to be granted by the Township for this purpose.
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 Planning 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-17-53:
  - a) Purchasers, lessees, and/or tenants of Townhome Blocks 2 and 3 are advised that the rear yards are restricted by the existing trees located along a common lot line and the associated root zone is to remain undisturbed and that such conditions shall also be included in any associated Condominium Agreement, to ensure that these features are protected for beyond the initial purchase of the units;
  - b) Purchasers, lessees, and/or tenants of Blocks 2 and 3 are advised that should any boundary trees be removed for any reason during the term of this agreement, the Condominium Corporation is responsible to replace them with a 1.8 metre high wood privacy fence on the development side of the property line for any portion of the boundary where trees have been removed;
  - c) Purchasers, lessees, and/or tenants where rear yard sand filters have been constructed to facilitate stormwater management be advised that this infrastructure will require to remain undisturbed and that such conditions also be included in any associated Condominium Agreement, to ensure that these features are protected for beyond the initial purchase of the units.
15. Prior to final approval, 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.
16. Prior to final approval, 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.
17. Prior to final approval, in the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.
18. Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant Rogers Communications all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.

19. Prior to registration of the plan of Condominium, the Developer/Owner will, with consultation with Rogers Communications and with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation.

### **CLEARANCES**

20. The Chief Building Official and/or building inspector shall advise in writing to the Director of Growth Management Services that conditions numbers 8 and 9 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how the condition has been met.

21. 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.

22. 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.

23. 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, 13 and 14 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

24. The 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 and 9 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

25. Bell Canada shall advise in writing to the Director of Growth Management Services that condition numbers 15 and 16 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how the conditions have been met.

26. 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.

27. Rogers Communications shall advise in writing to the Director of Growth Management Services that condition numbers 18 and 19 have been satisfied; the clearance letter shall contain a brief statement detailing how the conditions have been met.

ISSUED at the TOWNSHIP OF KING this 17<sup>th</sup> day of March, 2025.

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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.**