

PRE-CONDITIONS OF DRAFT APPROVAL

File: 19T-22-K01
Subject: Prebrick Systems (Boynton) Inc.

AGENCY/ DEPARTMENT		PRE-CONDITION	CLEARANCE AGENCY
<p>GROWTH MANAGEMENT SERVICES DEPARTMENT</p> <p>REGION OF YORK</p>	<p>1.</p>	<p>Prior to or concurrent with draft plan approval, the owner shall enter into an agreement with the Township of King, which agreement shall be registered on title, committing the owner to:</p> <p style="padding-left: 40px;">A. Not enter into any agreements of purchase and sale with end users (*) for the subject lands until such time as:</p> <p style="padding-left: 80px;">a. i. The Council of the Township of King has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,</p> <p style="padding-left: 80px;">ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the Township of King's allocation used for the subject development;</p> <p style="padding-left: 40px;">or</p> <p style="padding-left: 80px;">b. The Township of King approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;</p> <p style="padding-left: 40px;">or</p> <p style="padding-left: 80px;">c. The Regional Commissioner of Public Works and the Township of King confirm servicing capacity for this development by a suitable alternative method and the Township allocates the capacity to this development.</p> <p style="text-align: center; padding-left: 40px;">AND</p> <p style="padding-left: 40px;">B. Not enter into any agreements of purchase and sale with <u>non</u> end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any</p>	<p>PLANNING REGION</p>

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		<p>subsequent purchasers to enter into a separate agreement with the Township of King. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.</p>	
<p>GROWTH MANAGEMENT SERVICES DEPARTMENT</p> <p>PUBLIC WORKS DEPARTMENT</p> <p>REGION OF YORK</p>	<p>2.</p>	<p>Prior to draft plan approval for any residential units, the owner shall enter into an indemnity agreement with York Region, which agreement shall be registered on title, agreeing:</p> <ul style="list-style-type: none"> • To acknowledge that there is no certainty in the timing of availability, or adequacy of the servicing solution to support the buildout of the proposed development; • To save York Region harmless from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T22K01, or any phase thereof, including, but not limited to claims or actions resulting from (i) water or sanitary sewer service not being available when anticipated, or (ii) the unavailability of water or sanitary sewer service; • To include a provision in the indemnity agreement that requires all subsequent purchasers of the subject lands, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner. 	<p>PLANNING REGION</p>
<p>GROWTH MANAGEMENT SERVICES DEPARTMENT</p> <p>PUBLIC WORKS DEPARTMENT</p>	<p>3.</p>	<p>Prior to Notice of Draft Plan Approval and enactment of the related implementation Zoning By-law, the owner shall provide to the Township of King Growth Management Services a supplementary submission of the Draft Plan, and any and all supporting information required to address the comments prepared by RJ Burnside dated, May 30, 2025 to the satisfaction of the Director of Growth Management Services and the Director of Public Works. Any changes to the draft plan and/or implementation zoning by-law to address the comments shall be considered within the scope of approvals recommended in planning report GMS-PL-2025-034, subject to the review by the Director of Growth Management Services.</p>	<p>DEVELOPMENT ENGINEERING</p> <p>PUBLIC WORKS</p>

(*) the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.