

Appendix A – Conditions of Draft Plan of Condominium Approval
(Planning Report: GMS-PL-2025-010)

**THE CORPORATION OF THE TOWNSHIP OF KING
CONDITIONS OF DRAFT PLAN OF
CONDOMINIUM APPROVAL – STANDARD
ZANCOR HOMES (KING CORT) LTD.
2075 KING ROAD, KING CITY
FILE NO. 19CDM-24K01**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-24K01:

1. Approval shall relate to Draft Plan of Condominium (Common Elements) File No. **19CDM-24-K01**, prepared by KRCMAR Surveyors Ltd., Dwg Name 18-187DC01 (5 sheets) signed by Surveyor April 26, 2024.

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 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.
4. 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 File **19CDM-24-K01**.
5. 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.
6. 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; and,
 - c) The Condominium Corporation shall be responsible for all waste collection services which shall be privately administered.
7. 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.
 8. 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.
 9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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-20-26:
 - a) 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.

14. Prior to final approval, the Owner shall provide the Region of York Development Planning confirmation that all of the conditions of the site plan approval for the subject property under Regional File No. SP.20. K.0162, have been satisfied.
15. 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 under Regional File No. SP.20. K.0162.
16. 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.
17. Prior to final approval, the Owner shall provide the Region of York Development Planning confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.
18. 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.
19. Prior to final approval, the Owner acknowledges and agrees that the property is subject to a Noise Impact Study, prepared by a qualified consultant. The proponent shall submit the study for review and satisfaction of Metrolinx.
20. Prior to final approval, the Owner acknowledges and agrees to grant Metrolinx an environmental easement for operational emissions, which is to be registered on title for all uses within 300 metres of the rail right-of-way and the Owner shall be responsible for all costs for the preparation and registration of agreements/undertakings/easements/warning clauses as determined appropriate by Metrolinx, to the satisfaction of Metrolinx.

CLEARANCES

21. The Chief Building Official and/or building inspector shall advise in writing to the Director of Growth Management Services that condition numbers 7 and 8 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how the condition has been met.
22. The Fire Chief shall advise in writing to the Director of Growth Management Services that condition number 3 has been satisfied; the clearance letter shall contain a brief statement detailing how the condition has been met.
23. The Director of Finance shall advise in writing to the Director of Growth Management Services that condition number 10 inclusive has been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
24. The Township of King Planning Division shall advise the Director of Growth Management Services in writing that condition numbers 1, 2, 4, 5, 6, 9, 11 and 12 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
25. The Township of King Public Works Department and Development Engineering Division shall advise the Director of Growth Management Services in writing that condition numbers 7, 8 and 9 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
26. The Region of York Development Planning shall advise in writing to the Director of Growth Management Services that condition numbers 14, 15, 16, 17 and 18 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how the conditions have been met.
27. Metrolinx shall advise in writing to the Director of Growth Management Services that condition numbers 13a), 19 and 20 have 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.