

SCHEDULE OF DRAFT PLAN OF CONDOMINIUM CONDITIONS**CDM20.003****14609 Woodbine Avenue, Town of Whitchurch-Stouffville****Dated: June 18, 2025**

1.0	General
1.1	A Draft Plan of Condominium shall be provided for final approval and registration and must be in general conformity with the Site Plan, Drawing "A-01", dated November 25, 2024, prepared by Quadrant Architects Inc.; the Draft Plan of Subdivision, Project No. 18-086, dated 2024, prepared by J. H. Gelbloom Surveying Limited, and the Draft Plan of Condominium, Project No. 18-086, dated 2025, prepared by J. H. Gelbloom Surveying Limited, and be reviewed by the Town.
1.2	This Draft Approval shall lapse on June 28, 2027, for each or any phase that is not registered by this date unless extended by the Town upon application by the Owner in accordance with the Planning Act.
1.3	The Owner agrees and covenants that the Conditions of Draft Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from any submissions required as a Condition of Draft Approval.
1.4	The Town's Commissioner of Development Services is authorized to approve any red-lining and/or minor revisions to the Draft Plan of Condominium or Draft Plan Conditions, as a result of errors, omissions, or any other revisions as required through the reviews and approvals of subsequent drawings (i.e. Building Permit).
1.5	The Owner shall pay any and all outstanding application fees to the Town in accordance with the in-effect Fees & Charges By-law as amended from time-to-time.
1.6	The Owner agrees and covenants not to commence construction of any underground services and any other works in the absence of an Agreement or other agreement that is satisfactory to the Town.
1.7	The Owner agrees that a Building Permit be obtained for alteration work to the building.
1.8	Prior to registration, the Owner shall provide the Town with a complete copy of the final version of the Condominium Declaration and Description to be registered, including all applicable Schedules thereto.
2.0	Canadian National Railway (CN Rail)
2.1	The Owner agrees that the Condominium Declaration will reflect and ensure the future maintenance of the approved mitigation measures. The Owner agrees that the Condominium Declaration shall be subject to a review by CN and to CN's satisfaction.
3.0	Region of York
3.1	The Owner shall have satisfied all conditions of draft Plan of Subdivision approval and shall have registered the Subdivision.
3.2	The Owner shall include in all Agreements of Purchase and Sale and/or Lease,

SCHEDULE OF DRAFT PLAN OF CONDOMINIUM CONDITIONS

CDM20.003

14609 Woodbine Avenue, Town of Whitchurch-Stouffville

Dated: June 18, 2025

	Condominium Agreement, Condominium Declaration, a clause stating that as the site is within a Highly Vulnerable Aquifer (HVA) that the storage of bulk fuel ($\geq 2500\text{L}$) (e.g. fuel oil for backup generators, etc.) or bulk chemicals ($\geq 500\text{L}$) is not permitted without the approval of the Regional Municipality of York's Water Resources Group which will require the submission of Contaminant Management Plan for review and approval before permission can be granted.
3.3	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.
3.4	Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way for the construction of the condominium road 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.
3.5	The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
4.0	Administration
4.1	<p>Prior to release for registration of the Draft Plan of Subdivision, or any phase thereof, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:</p> <p>a) Region of York shall advise that have been satisfied</p>