

# Attachment #4

## Conditions of Draft Plan of Condominium Approval

### Conditions of Approval File DEV-11-24 (CW-2024-02)

1. The Proponent shall prepare the final plan on the basis of the approved draft plan of condominium, prepared by KRCMAR identified as Job No. 14-199, plot date March 25, 2024, which illustrates a 5-storey condominium apartment building with 110 units and associated parking.
2. Prior to final approval, the Proponent shall provide the Region of Durham with an Updated Environmental Letter from a Qualified Person confirming no environmental concerns with the subject land and that the soil and groundwater conditions have not changed since the filing of Record of Site Condition Confirmation #217529
3. The proponent shall enter into a satisfactory Condominium Agreement with the Town.
4. The Proponent shall provide the Town with the fees and legal costs incurred for the preparation and registration of the Condominium Agreement including the Release Fee in the amount of \$3,752.97.
5. The Proponent covenants and agrees to implement the provisions of Site Plan Agreement (SP-25-18) and to confirm the same through the Condominium Agreement.
6. Any requirements under the Subdivision Agreement (SW-2014-01) between 1010 Dundas East Developments Inc. and the Corporation of the Town of Whitby are to be satisfied where applicable to this site.
7. Prior to final approval, the proponent shall provide the Commissioner of Planning and Development for the Town of Whitby with a copy of the Condominium Corporation documents, demonstrating that all relevant Site Plan conditions of approval have been included in said documents. This shall include all clauses in all offers of purchase and sale or lease and registered upon the title of the dwellings within the block, to advise potential purchasers of the following:
  - a. The proponent covenants and agrees to implement the provisions of the Site Plan Agreement (SP-25-18) and Subdivision Agreement (SW-2014-1) and to confirm the same through the Condominium Agreement;
  - b. The maintenance of all common elements such as, but not limited to, the internal roads, water meter room, hydro transformer, internal sidewalks, lighting, fencing, landscaping, driveway, and visitor parking area;
  - c. The collection and disposal of residual garbage, recycling, yard waste and organic materials shall be the responsibility of the Condominium Corporation;
  - d. The allocation of visitor/accessible parking spaces of the condominium are to be owned and maintained by the Condominium Corporation, shall

contain a clause in the condominium documents clearly specifying that the visitor/accessible parking spaces shall be properly signed and be solely for the use of visitors to the proposed condominium; and

- e. Any changes or alterations to the building elevations, roof shingles, colours or materials require the approval of the condominium board.
8. Prior to final approval of the plan of condominium, the Commissioner of Planning and Development for the Town of Whitby shall be advised in writing by:
- a. The Regional Municipality of Durham how conditions 1 and 2 have been satisfied.