

Schedule C - Conditions of Draft Approval (Plan of Common Elements Condominium 57T-502):

Site Plan Agreement Condition

Prior to final approval and registration of the Plan of Common Elements Condominium, a Site Plan Agreement shall be executed and registered on title.

Sanitary Sewer Capacity Study

Prior to final approval and registration of the Plan of Condominium, the Owner shall submit a sanitary sewer capacity study, to the satisfaction of the City, to determine the maximum number of dwelling units and/or lots that can be serviced, and make the necessary unit and lot adjustments to the satisfaction of the Director of Engineering or their designate.

Water Capacity & Hydraulic Analysis

Prior to final approval and registration, the Owner shall submit a Water Distribution System Hydraulic Analysis to the satisfaction of the PUC. If the analysis determines that the existing municipal system cannot support the required 276 L/s design flow, the Owner shall either, at the discretion of the City and PUC:

- a) Enter into an agreement with the City/PUC to upgrade or modify the municipal water system at the Owner's expense; or
- b) Submit a revised plan reducing the number of dwelling units and/or lots to align with available water capacity, to the satisfaction of the City and PUC.