

## **Schedule D - Conditions of Draft Approval (Plan of Standard Condominium 57T-503)**

### **Site Plan Agreement Condition**

Prior to final approval and registration of the Plan of 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 Deputy CAO of Public Works and Engineering.

### **Geotechnical Study Condition**

Prior to final approval and registration of the Plan of Condominium, the Owner shall submit a geotechnical study for the apartment block, prepared by a qualified professional, to the satisfaction of the City.

### **Enbridge Gas Compliance**

The Owner shall ensure that no construction activity occurs within the easement limits of the Enbridge Gas high-pressure main unless reviewed and approved by Enbridge Gas.

Prior to final approval of the draft plan, the Owner shall provide confirmation from Enbridge Gas that all necessary requirements related to the easement have been satisfied. Final approval of the draft plan shall be conditional upon Enbridge Gas confirming, to the satisfaction of the City, that all easement and utility-related concerns have been addressed.

### **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.