



**City of Mississauga**  
Planning and Building Department  
Development and Design Division  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
mississauga.ca

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File: 21CDM-M 24-7 W3

Grant Uyeyama  
KLM Planning Partners Inc  
[guyeyama@klmplanning.com](mailto:guyeyama@klmplanning.com)

February 4, 2025

Re: Notice of Decision to Draft Approve - Draft Plan of Condominium  
21CDM-M 24-7 Ward 3  
KLM Planning Partners Inc  
1160 Crestlawn Drive

Dear Mr., Uyeyama

This is to inform you that in accordance with the authority vested by City of Mississauga By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above-noted draft plan of condominium to permit the conversion of a 11 unit employment building to condominium tenure on February 4, 2025, subject to the attached conditions contained in Schedule 'A' attached, pursuant to subsection 51(25), of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Draft approval may be amended or withdrawn by the Commissioner, Planning and Building Department at any time before approval of the final plan of condominium, pursuant to subsection 51(44) of the *Planning Act*.

Pursuant to subsection 51(39) of the Act, the applicant, a public body which made oral or written submissions before the approval authority made its decision, a prescribed list of persons, the Minister or the municipality in which the land is located, may appeal the decision, the lapsing provisions or any of the conditions to the Ontario Land Tribunal by filing a Notice of Appeal with the Commissioner, Planning and Building Department no later than 20 days after the date of mailing of this notice of decision. The Notice of Appeal must set out the reasons for the appeal and must be accompanied by the fee prescribed under the *Ontario Land Tribunal Act*. If no appeal is filed, the decision to give draft approval, subject to the attached lapsing provisions and/or conditions, shall be deemed to have been made on the day after the last day for appealing the decision.

Subsection 51(43) of the Act provides that the applicant or public body which made oral or written submissions before the approval authority made its decision, a prescribed list of persons, the Minister or the municipality in which the land is located may, at any time before approval of the

final plan of condominium, appeal any of the conditions to the Ontario Land Tribunal by filing a Notice of Appeal with the Commissioner, Planning and Building Department. The Notice of Appeal must set out the reasons for the appeal and must be accompanied by the fee prescribed under the *Ontario Land Tribunal Act*.

You will be entitled under subsection 51(45) to receive notice of any changes to the conditions of approval of the draft plan of condominium as an applicant or if you have made a written request to be notified of changes to the conditions of approval of the draft plan of condominium, unless the change(s) to the conditions is minor.

Additional information regarding the proposed plan of condominium is available for inspection. Please contact Monica LaPointe at 905-615-3200 ext. 4518 to arrange for an appointment.

Sincerely,



Andrew Whitemore  
Commissioner of Planning and Building  
905-615-3200 ext. 5561  
[andrew.whitemore@mississauga.ca](mailto:andrew.whitemore@mississauga.ca)

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#### Attachment

- c: Alectra Utilities Samantha Burke, [samantha.burke@alecrautilities.com](mailto:samantha.burke@alecrautilities.com)  
Bell Canada [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)  
Building Division, Planning and Building Department Division, Rick Conrad,  
[rick.conard@mississauga.ca](mailto:rick.conard@mississauga.ca)  
Councillor Ward 3 Chris Fonseca, [chris.fonseca@mississauga.ca](mailto:chris.fonseca@mississauga.ca)  
Development Engineering Review, Transportation and Works Department, Markus Eichenbaum,  
[Markus.Eichenbaum@mississauga.ca](mailto:Markus.Eichenbaum@mississauga.ca)  
Spvr. Dev Engineering – Central, T&W/Development Engineering – Central, Cameron Maybee,  
[cameron.maybee@mississauga.ca](mailto:cameron.maybee@mississauga.ca);  
Finance, Chandra Hart, [Chandra.Hart@mississauga.ca](mailto:Chandra.Hart@mississauga.ca); Alvina Malicdem,  
[alvina.malicdem@mississauga.ca](mailto:alvina.malicdem@mississauga.ca);  
Fire Prev Plan Examination, Colin Turner, [colin.turner@mississauga.ca](mailto:colin.turner@mississauga.ca);  
Legal services Gina Belmonte, [Gina.Belmonte@mississauga.ca](mailto:Gina.Belmonte@mississauga.ca);  
Manager Development Central, P&B/Development Central, Ashlee Rivet-Boyle,  
[ashlee.rivet@mississauga.ca](mailto:ashlee.rivet@mississauga.ca) ;  
Planner - Dev Design Central, Michal Stolarczyk, [Michal.Stolarczyk@mississauga.ca](mailto:Michal.Stolarczyk@mississauga.ca) ;  
Region of Peel, Althaf Farouque, [althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca); Development Services  
(Mississauga) - Public Works, Region of Peel and email at [zzg-planninginfo@peelregion.ca](mailto:zzg-planninginfo@peelregion.ca);  
Petrele Francois, [Petrele.Francois@peelregion.ca](mailto:Petrele.Francois@peelregion.ca);  
Rogers Communications [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Traffic Coordinator, T&W/Traffic Planning Technologist – Michael Turco,  
[Michael.Turco@Qmississauga.ca](mailto:Michael.Turco@Qmississauga.ca)  
Traffic Planning Technologist, T&W/Traffic Planning Technologist - Cyrus Hiranandan,  
[cyrus.hiranandani@mississauga.ca](mailto:cyrus.hiranandani@mississauga.ca)  
Zoning Plan Examiner Taje Crooks, [Taje.Crooks@mississauga.ca](mailto:Taje.Crooks@mississauga.ca)



## MISSISSAUGA

### SCHEDULE A CONDITIONS OF DRAFT APPROVAL

**NOTICE OF DECISION  
TO DRAFT APPROVE:  
SUBJECT:**

**February 4, 2025  
Draft Plan of Condominium  
21CDM-M 24-7 Ward 3  
1160 Crestlawn Drive  
City of Mississauga**

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In accordance with By-law 1-97, as amended, the Commissioner, Planning and Building Department has made a decision to approve the above-noted draft plan of condominium subject to the following conditions:

#### **DEVELOPMENT AND DESIGN DIVISION, PLANNING AND BUILDING DEPARTMENT**

1. The final plan must conform to the draft plan, prepared by Alister Sankey, and dated August 26, 2024, on the Owner's Certificate.
2. Confirmation from the Development and Design Division, Planning and Building Department that it is receipt of:
  - (a) A Certificate of Publication from a construction trade newspaper (as defined in the *Construction Act* and its regulations) indicating that the required notice under Section 33.1 of the *Construction Act* has been published.
  - (b) Final plans consisting of:
    - (a) the original;
    - (b) one translucent (mylar) duplicate;
    - (c) Surveyor's Duplicate.A plan submitted under this Part shall include the number from the related plan submission form of the Association of Ontario Land Surveyors as part of the following statement in English or French, which shall be placed in a prominent location immediately below the surveyor's certificate:  
This plan of survey relates to AOLS Plan Submission Form Number \_\_\_\_\_.

The final condominium plans must be filed within 6 to 15 days (excluding holidays, Saturdays and Sundays) of the notice being published. Pursuant to the Act, the plans cannot be filed with the City within the first 5 days of the notice being published and if the plans are not submitted within 15 days of the notice being published, another notice must be published before the City can accept the final plans.

3. A clearance is required from Legal Services in connection with all legal matters, including required documentation. The applicant will be required to pay the Legal Services processing fee as set out in the City's current Fees and Charges By-law, in connection with the Municipal Obligations Agreement, if applicable. The amount payable is \$1,093.00 plus HST. The fee is to be paid by credit card by calling 905-615- 4950. Please quote the City's file number and account number 525105-22705 when paying the fee. A copy of this email may be forwarded to the Service Counter at [tw.counter@mississauga.ca](mailto:tw.counter@mississauga.ca)



4. The property owner must submit confirmation that the following clause has been included in all Offers of Purchase and Sale and in the Condominium Declaration: Purchasers are hereby advised that the building(s) located at 1160 Crestlawn Drive, Mississauga, to be registered pursuant to the Condominium Act of Ontario (the Condominium) is not newly constructed and that the approval of the registration of the Condominium by the Corporation of the City of Mississauga does not constitute certification of the condition of such buildings and related common elements. Purchasers are hereby warned that there may be unforeseen maintenance issues and that Purchasers of units within the Condominium shall be responsible for the cost of any repairs in connection with all unforeseen maintenance issues.
5. All units shall be in compliance with all applicable zoning by-laws, all references under zoning must be cleared prior registration.
6. [NON RES USE SUMMARY] Confirmation from the Development and Design Division, Planning and Building Department that it is in receipt of:
  - a) A schedule, to the satisfaction of the City of Mississauga, providing the following information for each unit within the plan of condominium:
    - i. municipal address,
    - ii. unit number,
    - iii. tenant name (or vacant),
    - iv. detailed description of the use for each area of the unit (or vacant),
    - v. percentage and sq. m breakdown of the uses within each unit.
  - b) A digital copy of a detailed and fully dimensioned floor plan for each occupied unit indicating the on-site conditions and existing use of all areas.
7. Confirmation from the Development and Design Division, Planning and Building Department, that any outstanding development charges have been paid.
8. Confirmation from the Development and Design Division, Planning and Building Department, that it is in receipt of an amended Condominium Declaration in which AMEND AS NECESSARY DEPENDING ON THE WORDING IN THE DECLARATION "Commercial Units" under Definitions, Section 1.01(f) is replaced with "Employment Units". All other references to "Commercial Unit" in the declaration are to be replaced with "Employment Unit". Further, the definition of Employment Units in the Condominium Declaration shall state that a maximum of 20% of the total gross floor area - non-residential of a permitted business activity may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products which are manufactured within a manufacturing facility, repaired within a repair establishment, wholesaled within a wholesale facility or distributed from a warehouse/distribution facility. All accessory retail sales, leasing and/or rental, accessory retail display and/or installation areas must be contained wholly within the subject unit and must be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition and closed doors.
9. Confirmation from the Development and Design Division, Planning and Building Department, that it is in receipt of the Condominium Declaration which includes a statement advising that there cannot be any increase in the Gross Floor Area of the unit unless sufficient parking is provided and the unit owner/tenant has obtained a Building Permit and/or Zoning Certificate.
10. Confirmation from the Development and Design Division, Planning and Building



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- Department that it is in receipt of an Engineer Certification for Storm and Sanitary Sewers compliance.
11. Confirmation from the Development and Design Division of the City Planning and Building Department that it is in receipt of a Statement of Certification from the applicant consultant that the general condition of the building and operating condition is in compliance with the intended function.
  12. Confirmation that all conditions under Development Engineering & Construction, Transportation and Works Department have been cleared in e-plans.
  13. Please submit written confirmation from the owner's solicitor that the following clause has been included in all offers of purchase and sale and to the extent permissible under the Condominium Act, the disclosure statements and/or in the condominium declaration: The Purchasers are advised that all sanitary sewers, storm sewers, water mains, roadways, curbs, sidewalks, streetlights, and other services situated within and serving the condominium development (internal services) are under the private ownership and responsibility of the condominium corporation and comprise part of the common elements and that all required actions, work, costs and expenses with respect to the use, operation, maintenance, repair, replacement and alteration of the Internal Services are the responsibility, liability and obligation of the condominium corporation and the Purchaser acknowledges that the Corporation of the City of Mississauga and the Regional Municipality of Peel, shall have no responsibility, liability or obligation whatsoever with respect to any other use, operation, maintenance, repair, replacement and alteration of the Internal Services.
  14. Please submit written confirmation from the owner's solicitor that the following clause has been included in all offers of purchase and sale and to the extent permissible under the Condominium Act, the disclosure statements and/or in the condominium declaration: Purchasers are advised that their property may be subject to any necessary and required easements, rights of way or blanket easements in favour of the condominium corporation or utility service providers to accommodate for and allow the installation, placement, operation and maintenance by the condominium corporation of the above grade or below grade sanitary, storm, water mains and other services which form part of the common elements or the placement, operation and maintenance of utility services, including, gas, hydro, cable, telephone, fibre optics and telecommunications and that the use and enjoyment of the front, side and/or rear yards of such units/parcels of tied land may be limited or restricted by such easements, rights of way or blanket easements and by the installation, placement, maintenance and operation of such services or utilities and that, without limitation, use and enjoyment of the front yard may be further limited or restricted by the placement and use of street furniture and above or below grade services or utilities.
  15. All units shall be in compliance with all applicable zoning by-laws, as demonstrated by confirmation in writing from the Compliance and Licensing Section that, based on the information available to it at the time of registration, all units occupied prior to condominium registration comply with the applicable zoning by-law regulations.
  16. Confirmation from the Development and Design Division, Planning and Building Department, that it is in receipt of the Condominium Declaration which includes a statement advising that there can be no change in use without the unit owner/tenant obtaining a Zoning Certificate of Occupancy and a Building Permit, if required.



17. Confirmation from the Development and Design Division, Planning and Building Department, that it is in receipt of the Condominium Declaration which includes a statement advising that although a use may be permitted in the underlying zoning of the property, a specific use may not be permitted where sufficient on-site parking cannot be provided in accordance with the minimum zoning by-law requirements.

#### **REVENUE SECTION, FINANCE DIVISION, CORPORATE SERVICES DEPARTMENT**

18. Confirmation from the Revenue Section, Finance Division of the City Corporate Services Department that the following conditions have been fulfilled:
  - (a) All taxes levied have been paid in full and all local improvement charges apportioned to the property have been prepaid in full by certified cheque or bank draft;
  - (b) Payment has been submitted for the anticipated supplementary taxes to be levied on additional building assessment in an amount to be determined by the Revenue Section, Finance Division. Such payment can be made by a letter of credit, certified cheque or bank draft. The letter of credit will be drawn upon or reduced as supplementary taxes are levied unless it is replaced by a certified cheque or bank draft;
  - (c) After October 31<sup>st</sup>, all taxes and anticipated supplementary taxes are required for the current and following year.

#### **BUILDING DIVISION-INSPECTION SERVICES, PLANNING AND BUILDING DEPARTMENT**

19. Confirmation from the Building Division-Inspection Services of the City Planning and Building Department that inspections and approvals with respect to building, plumbing and heating are satisfactory.  
Building, Plumbing, and HVAC inspections can be scheduled anytime by email to [monica.lapointe@mississauga.ca](mailto:monica.lapointe@mississauga.ca)

#### **DEVELOPMENT ENGINEERING & CONSTRUCTION, TRANSPORTATION AND WORKS DEPARTMENT**

20. An inspection fee in accordance with the Transportation and Works Fees and Charges By-law as amended is required. The inspection fee is to be paid online via credit card. Please visit: <https://mississauga.ca/apps/#/estore-purchase/e26d15a5-74b5-4f14-ba87-62f74856eeee6> to complete the transaction. Please contact Development Engineering reviewer if an alternative payment method is preferred. This condition will be cleared once a copy of the inspection fee payment confirmation email and/or receipt has been uploaded to ePlans.
21. When the site works have been completed the Consulting Engineer is to submit the following certifications: 1) Certified statement stating that all works and services have been designed and constructed in accordance with the City of Mississauga Standards and Policies for Servicing of Condominium Developments. 2) Pavement Construction Certificate confirming that the 'as constructed' pavement structure conforms to or exceeds



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- City standards. The applicant is advised to contact this section for guidance prior to submitting certification letters. 3) Final Lot/Block Grading Certificate. The Final Grading Certificate shall include confirmation of the structural adequacy of any retaining walls and/or fencing works associated with the condominium development. The applicant is advised to contact this section prior to submitting certification letters.
22. The subject condominium development will require that each individual parcel be granted the appropriate easements and rights-of-way for access, services, utilities and common elements. The owner is to submit the following certification to the satisfaction of the City:  
(i) Certification from a qualified Professional Engineer to the effect that the Servicing Plans, Drawings and Reference Plans describe the necessary and appropriate utilities, services and location of easements and rights-of-way required for the use and maintenance of all internal utilities, services and access ways among and between the various parcels of land, buildings, or parts/units thereon which may be capable of separate ownership. (ii) Certification from a qualified Ontario Land Surveyor to the effect that adequate information has been provided to permit the preparation of the necessary appropriate easements, rights-of-way and agreements required for the use and maintenance of all internal utilities, services and access ways among and between the parcels of land, buildings, or parts/units thereon which may be capable of separate ownership.
  23. A Municipal Obligations Agreement may be required setting forth terms and conditions satisfactory to the City, pursuant to which the resultant condominium corporation shall assume and be bound by. The owner's solicitor is to contact Legal Services (905-615-3200 ext. 4351) to confirm.
  24. The owner's solicitor is to contact Legal Services (905-615-3200 ext. 4351) confirming any required easements and private shared facilities agreement, including any existing/required shared easements between the subject site (1160 Crestlawn Drive) and the adjacent sites (1150 and 1178 Crestlawn Drive).
  25. The owner's solicitor is to contact Legal Services (905-615-3200 ext. 4351) confirming the following: Prior to Condominium Registration the owner and the City shall have registered on title to the subject lands, or have made sufficient and satisfactory arrangements for the registration on title to the subject lands at the time of condominium registration, either an Inhibiting Order under Section 23 of the Land Titles Act as amended or an Application to Annex Restrictive Covenants pursuant to Section 118 of the Land Titles Act as amended, inhibiting any dealings with or prohibiting the transfer, conveyance or mortgaging of any part of the subject lands until such time as the execution, delivery and registration of the Municipal Obligations Agreement shall have been completed to the satisfaction of the City Solicitor and the applicant shall execute and deliver to the City an Undertaking and Covenant on terms and conditions satisfactory to the City Solicitor.
  26. The subject condominium application forms part of a proposed condominium complex which will require that each individual parcel be granted the appropriate easements and rights-of-way for access, services, utilities and common elements. The owner will be required to submit the following documentation to the satisfaction of the City: Certification from a qualified solicitor to the effect that the necessary and appropriate easements, rights-of-way and agreements for the use and maintenance of all internal services and access ways, among and between the various parcels of land, buildings, or parts thereof which may be capable of separate ownership have been prepared, executed, delivered



- and where appropriate, registered on title.
27. The owner's solicitor is to contact Legal Services (905-615- 3200 ext. 4351) to provide written confirmation indicating that the Condominium Disclosure Statement and/or the Condominium Declaration for any part of the Development Lands or any condominium unit includes a clause stating that: "The City of Mississauga does not require off site snow removal. However, in the case of heavy snow falls, the limited snow storage space available on the property may make it necessary to truck snow off the site and the cost of the same will be included in the common expense fees."
  28. The owner's solicitor is to contact Legal Services (905- 615-3200 ext. 4351) to provide written confirmation indicating that the Condominium Disclosure Statement and/or the Condominium Declaration for any part of the Development Lands or any condominium unit includes the following clause(s): (i) "Purchasers/tenants are advised that all sanitary sewers, storm sewers, water mains, internal roadways, curbs, sidewalks, streetlights and other site services and facilities situated within and serving the condominium development (Private Works and Services) are under the private ownership and responsibility of the condominium corporation and comprise part of the common elements. All costs and expenses associated with the construction, establishment, maintenance, repair and upkeep of such Private Works and Services are the responsibility of the Condominium Corporation and the unit owners." (ii) "Purchasers/tenants are advised that the Corporation of the City of Mississauga shall have no responsibility, liability or obligation whatsoever with respect to any use, operation, maintenance, upkeep, repair, replacement and alteration of the Private Works and Services."
  29. The owner shall contact the Development Construction Section at [TWDEVCON@mississauga.ca](mailto:TWDEVCON@mississauga.ca) of the Transportation and Works Department for all required on-site inspections. (i) Initial Inspection: The existing private roads, parking areas, sidewalks, retaining structures and appurtenant services; any reported deficiencies corrected. All on-site curbs, retaining structures, and sidewalks which are spalled, cracked, displaced, uneven, or broken will require replacement or repair to the satisfaction of the Transportation and Works Department. (ii) Interim/Prior to Top Asphalt Inspection: Prior to the placement of the top course of asphalt and top concrete curb, the applicant is to contact Development Construction to arrange for a further inspection of the completed on-site repairs and the restoration of boulevards and municipal works within the road allowance fronting on the subject property. (iii) Final Inspection: Upon completion of the repairs and top works, the applicant's geotechnical consultant shall certify to the satisfaction of the City that all required concrete repair works have been completed in accordance with the recommendations of the approved Pavement Condition Survey Report and appropriate OPS/City Standards and Specifications, as applicable. NOTE: Prior to commencement of the remedial works, the owner may be required to provide a Municipal Services Protection Deposit with the administration fee. The owner is to submit payments/deposits directly to the Customer Service Counter at 3185 Mavis Road. Please contact this reviewer for payment instructions. Administration fees are subject to HST.
  30. The required condominium conversion site inspections can be scheduled AFTER the signed Draft Approval Conditions for Condominium Registration document has been issued by the Planning Department and the associated appeal period has lapsed. Contact the City Planner to confirm the status of the application. Prior to requesting an inspection, the applicant is to confirm that the site is clear, safe, and ready for a site inspection. Please contact Development Engineering regarding a Service Request to place the site in queue



for the next available site inspection.

31. Legal Services - The applicant's solicitor is to contact Legal Services (905-615-3200 ext. 4351) to provide copies of the necessary legal documentation (Registered Instruments and Reference Plans) describing any and all servicing, access or utility easements within, or required for the proper servicing of the lands intended for condominium conversion.
32. As per the Mississauga Pedestrian Master Plan, sidewalks are required on both sides of all roadways. Prior to Condominium Registration, a financial contribution will be required to be provided to the City's Transportation and Works Department for a future 1.8 metre wide concrete sidewalk along the Crestlawn Drive frontage of the subject site. The Applicant shall provide a cost estimate for review. A copy of the receipt, confirming the fee has been paid is to be provided to this Section with a future submission for our records and to clear this condition.

### **FIRE PREVENTION & LIFE SAFETY, FIRE AND EMERGENCY SERVICES, COMMUNITY SERVICES DEPARTMENT**

33. Confirmation by Mississauga Fire & Emergency Services, Fire Prevention Division (905 - 896-5908), that a final inspection to all applicable Codes, Bylaws and standards has been conducted and that all noted deficiencies have been rectified. NOTE: A full Ontario Fire Code inspection of the building will be required, and the associated fees will be established based on the Fees and Charges bylaw at the time of inspection.

Fire Inspections can be scheduled anytime at 905-896-5908. Administration staff processes telephone credit card payments in the office on Tuesdays and Thursdays (we require written inspection request on company letterhead as well as owner's authorization) or by e-mail at [fireprevention.adminstaff@mississauga.ca](mailto:fireprevention.adminstaff@mississauga.ca)

### **REGION OF PEEL**

34. That prior to final approval confirmation be received from The Region of Peel that satisfactory arrangements have been made with respect to the following:

The draft Condominium Declaration and Description needs to be reviewed and approved by Region of Peel Legal prior the registration.

### **ALECTRA**

35. Confirmation from Alectra that the development is individually metered, or individual units sub-metered by an alternate provider has been installed.

### **BELL CANADA**

36. That prior to final approval confirmation be received from Bell Canada that satisfactory arrangements have been made with Bell Canada with respect to the following:
  - a) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.



- b) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canadas existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

## ROGERS COMMUNICATIONS

37. That prior to final approval confirmation be received from Rogers Communications that satisfactory arrangements have been made with Rogers Communications with respect to the following:
- a) Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the Communications Service Providers). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.
- b) Prior to registration of the plan of Condominium, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation. Contact [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)

## ADMINISTRATION

38. That prior to condominium registration, all other policies, procedures, requirements, by-laws, and standards of the appropriate agencies and the City of Mississauga, financial, technical, operational or otherwise, in relation to the development, construction, servicing, use and occupation of the condominium building(s) and facilities, including any requirements or conditions contained in any agreements between the applicant and the City of Mississauga, be satisfied and complied with by the applicant.
39. That prior to the signing of the final plan by the Commissioner, Planning and Building Department, the Commissioner is to be advised that all the above-noted conditions have been carried out to the satisfaction of the appropriate agencies and departments of the City of Mississauga.
40. Draft approval granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is valid until draft approval is either withdrawn or the plan is registered. Draft approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of draft approval.