

**Schedule "A"****CONDITIONS OF APPROVAL**

**Draft Plan of Common Elements Condominium  
Wellington Aurora Developments Inc.  
497 Wellington Street West, legally described as Part 40 Reserve, Plan 102,  
designated as Part 12 on Plan 65R-38133 (the "Lands")  
CDM-2017-03**

**THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER OF THE LANDS (THE "OWNER") PRIOR TO THE RELEASE FOR REGISTRATION OF ANY CONDOMINIUM PLAN OF THE LANDS (THE "PLAN"), ARE AS FOLLOWS:**

**Planning Division Conditions**

1. The final draft plan prepared by R-PE Surveying Ltd. dated December 19, 2022 with respect to the creation of a condominium road on the Lands to provide private access to eleven (11) residential units (the "Draft Plan") and these associated conditions of Draft Plan approval may be amended by the Town if revisions are required to implement or integrate any recommendations resulting from studies required to be submitted as a condition of Draft Plan approval. Further, minor redline revisions to the Draft Plan may also be required to ensure property alignment with existing or proposed lots, blocks, units, streets, and/or facilities on lands adjacent to the Draft Plan.

**Legal Services Division Conditions**

2. Prior to the Town's release for registration of the Plan, the Owner shall submit to the Town for approval the related draft Condominium Declaration and Description containing all the required provisions in accordance with the *Condominium Act, 1998*, S.O. 1998, c.19, as amended, and any other provisions as may be required by the Town, including but not limited to any right(s)-of-way and easements (the "Declaration"). Together with the final version of the Declaration and Plan as preapproved by the Land Registry Office, the Owner shall provide a solicitor's undertaking indicating that:
  - a) the Declaration and Plan provided to the Town are the final versions to be submitted for registration on title to the Lands;
  - b) the Town will be notified of any changes to the Declaration and Plan prior to registration on title to the Lands and certification of same by the Land Registrar; and
  - c) a copy of the registered Declaration and Plan will be provided to the Town within ten (10) business days after registration.

**Engineering Division Conditions**

3. Prior to the Town's release for registration of the Plan, the Owner shall submit to the satisfaction of the Town, a certificate from the Owner's Engineer stating that all Servicing Works as defined in the Development Agreement dated June 23, 2022 between the Town and 2419059 Ontario Inc., being the previous owner of the Lands registered on title to the Lands as Instrument No. YR3447832 on July 5, 2022 have been substantially completed.

York Region Conditions

4. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the site plan approval issued on August 22, 2022 for the subject property under Regional File No. SP.16.A.0011 have been satisfied.
5. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued on August 22, 2023 under Regional File No. SP.16.A.0011.
6. Prior to final approval, the Owner shall confirm that all of the works within the Regional ROW 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.
7. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.
8. 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.

***Clearances***

The Town's Planning Division shall advise that Condition 1 has been satisfied, stating briefly how this Condition has been met.

The Town's Legal Services Division shall advise that Condition 2 has been satisfied, stating briefly how this Condition has been met.

The Town's Engineering Division shall advise that Condition 3 has been satisfied, stating briefly how this Condition has been met.

York Region shall advise that Conditions 4 to 8 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.