

## **Schedule “A”**

### **CONDITIONS OF APPROVAL**

**Draft Plan of Standard Condominium  
ADDISON AURORA INDUSTRIAL GP INC.  
(as general partner for and on behalf of Addison Aurora Industrial LP)  
115, 135 and 155 Addison Hall Circle  
legally described as Blocks 8, 9 and 10, Plan 65M-4650 (the “Lands”)  
CDM-2023-02**

**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 RPE Ontario Land Surveyors dated March 7, 2023 with respect to the creation of thirty-nine (39) industrial units on the Lands (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 January 6, 2023 between the Owner and the Town registered on title to the Lands as Instrument No. YR3515570 on January 13, 2023 have been substantially completed.

#### **Bell Canada Conditions**

4. Prior to the Town’s release for registration of the Plan, the Owner 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. 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, to the satisfaction of Bell Canada.

Canada Post Conditions

5. The Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
6. The Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
7. The Owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
8. The Owner will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
9. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
10. The Owner agrees to include in all offers of purchase and sale a statement, which advises the prospective tenants that mail delivery will be from a designated Community Mailbox and to include the exact location of the Community Mailbox location.

**Clearances**

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

Bell Canada shall advise that Condition 4 has been satisfied, stating briefly how this Condition has been met.

Canada Post shall advise that Conditions 5 to 10 have been satisfied, stating briefly how each Condition has been met.