

Schedule "A"

CONDITIONS OF APPROVAL

Draft Plan of Standard Condominium Howland Green Wellington East Ltd.

35 Sunday Drive, legally described as Part Lot 20, Concession 3 Whitchurch,
designated as Parts 1, 2, and 3 on Plan 65R-40023, PIN 03642-6022 (the "Lands");
CDM-2024-01

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 Condition

1. The final draft plan prepared by Schaeffer Dzaldov Purcell Ltd. dated June 11, 2024 with respect to the creation of forty-three (43) office 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 Condition

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 Condition

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 December 6, 2023, between the Owner and the Town registered on title to the Lands as Instrument No. YR3634902 on January 3, 2024 have been substantially completed.

Finance Department Conditions

4. The Owner shall pay to the Town any and all arrears of taxes, water rates, lawful rates and levies of the Town or charges owing to the Town in connection with the Lands.

Bell Canada Conditions

5. 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.
6. 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.

Canada Post Conditions

7. The builder/developer covenants and agrees to provide the Town of Aurora with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Lockbox Assemblies as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. The builder/developer further covenants and agrees to provide notice to prospective purchasers of the locations of Lockbox Assemblies and that home/business mail delivery will be provided via Lockbox Assemblies or Mailroom.
8. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes or Lock box Assemblies (Mail Room). The developer will then indicate these locations on the appropriate servicing plans.
9. The Builder/Owner/Developer 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.
10. The owner/developer 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.

11. The owner/developer 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.
12. The developer agrees to provide the following for each Community Mail Boxes or Lock Box Assemblies, and to include these requirements on the appropriate servicing plans: Any required walkway across the boulevard, per municipal standards, and any required curb depression for wheelchair access with an opening of at least two meters (consult Canada Post for detailed specifications).

Clearances

13. The Town's Planning Division shall advise that Condition 1 has been satisfied, stating briefly how each Condition has been met.
14. The Town's Legal Services Division shall advise that Condition 2 has been satisfied, stating briefly how this Condition has been met.
15. The Town's Engineering Division shall advise that Condition 3 has been satisfied, stating briefly how this Condition has been met.
16. The Town's Finance Department shall advise that Condition 4 has been satisfied, stating briefly how this condition has been met.
17. Bell Canada shall advise that Conditions 5 and 6 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
18. Canada Post shall advise that Conditions 7 to 12 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.