

Schedule "A"

CONDITIONS OF APPROVAL

Draft Plan of Standard Condominium
2352107 Ontario Inc.
175 Melvin Robson Place, legally described as Blocks 5 and 6, Plan 65M-4790
(PINs 03620-1763 and 03620-1764) (the "Lands")
CDM-2024-02

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 Schaeffer Dzaldiv Purcell dated July 24, 2024 with respect to the creation of twenty-four (24) 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 February 29, 2024 between the Owner and the Town registered on title to the Lands as Instrument No. YR3656493 on March 14, 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.

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.
- The Town's Finance Department shall advise that Condition 4 has been satisfied, stating briefly how this condition has been met.