

Schedule "A"

CONDITIONS OF STANDARD CONDOMINIUM APPROVAL

Condominium Application No.: CDM-2025-01

Owner: 2815503 Ontario Inc. (the "Owner")

Address: 32 Don Hillock Drive

Legal Description: Part Lot 2, Plan 65M-3974, designated as Parts 1, 4, 5, 6, 7, and 8 on Plan 65R-31631; Aurora, PIN 03642-3197 (the "Lands")

DRAFT PLAN OF CONDOMINIUM APPROVAL AND THE FOLLOWING CONDITIONS SHALL LAPSE ON JANUARY 13, 2029, BEING THE EXPIRATION OF THREE (3) YEARS FROM THE DATE OF APPROVAL, unless extended by The Corporation of The Town of Aurora (the "Town"), in its sole discretion, prior to the lapse date. If no extension is granted by the Town prior to the lapse date, the Draft Plan of Condominium Approval shall be deemed to have expired without further notice.

The following conditions shall be satisfied by the Owner prior to the Town's release for registration of the condominium plan prepared by Y. Zhang Surveying Limited, dated August 4, 2025 (the "Condo Plan"), the draft of which is attached as Schedule "B" and forms part of these conditions with respect to the creation of 7 condominium units on the Lands.

Planning Division Conditions

1. If approved or requested in writing by the Town, the Owner shall amend the Condo Plan to the extent that minor revisions are required to implement or integrate recommendations from the studies required as part of these Conditions of Condominium Approval, or to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to the Condo Plan.
2. A clause shall be added to the Condominium Declaration generally stating that nothing therein supersedes the requirements of the Development Agreement between the Owner and the Town, dated June 14, 2024, and as registered on title to the Lands on June 26, 2024 as Instrument No. YR3691780 (the "Development Agreement"), and that the Development Agreement shall continue to apply to the Lands and be satisfied by the Owner.

Legal Services Division Conditions

3. Prior to finalizing the Condominium Declaration, the Owner shall submit the following to the Town for the Town's Legal Services Division's review and written approval:
 - a) up-to-date title PIN(s) for the Lands;
 - b) a copy of the draft Condominium Declaration containing all the required provisions in accordance with the *Condominium Act, 1998*, S.O. 1998, c.19, as amended (the "Condominium Act"), and any other provisions as may be required by the Development Agreement or as otherwise specified in writing by the Town, including but not limited to any right(s)-of-way and easements (the "Declaration");
 - c) a copy of the draft Condo Plan prior to it being submitted to the Land Registry Office for preapproval; and

- d) in the event the draft Declaration or draft Condo Plan have been amended from a previously provided version, a description of all changes made shall be provided to the Town.
4. Following the Town's written approval of the draft Declaration and Condo Plan in accordance with these Conditions of Approval, the Owner shall submit, to the satisfaction of the Town's Legal Services Division, a solicitor's undertaking stating that:
 - a) the final executed versions of the Declaration and Condo Plan, as preapproved by the Land Registry Office and attached to the undertaking, 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 executed Declaration and Condo Plan prior to their registration on title to the Lands and certification of same by the Land Registrar; and
 - c) copies of the registered Declaration and Condo Plan will be provided to the Town within ten (10) business days following their registration on title to the Lands.

Engineering Division Conditions

5. The Owner shall submit to the satisfaction of the Town, a signed certificate from the Owner's architect and/or engineer certifying that all buildings have been constructed in accordance with the Condominium Act, which certificate shall be attached as a Schedule to the version of the Declaration which is to be registered on title to the Lands, in accordance with the Condominium Act.

Finance Department Conditions

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

Clearances

- The Town's Planning Division shall advise that Conditions 1 and 2 have been satisfied, stating briefly how each Condition has been met.
- The Town's Legal Services Division shall advise that Conditions 3 and 4 have been satisfied, stating briefly how this Condition has been met.
- The Town's Engineering Division shall advise that Condition 5 has been satisfied, stating briefly how this Condition has been met.
- The Town's Finance Department shall advise that Condition 6 has been satisfied, stating briefly how this condition has been met.