

Schedule "A"

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

Subdivision Application No.: SUB-2026-01

Owner: Eric and Theresa Jacqueline Liversidge (the "Owner")

Address: 1426 Wellington Street East

Legal Description: Lots 1 and 2, Registered Plan 525, PIN 03642-0028 (the "Lands")

DRAFT PLAN OF SUBDIVISION APPROVAL AND THE FOLLOWING CONDITIONS SHALL LAPSE ON June 23, 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 Subdivision Approval shall be deemed to have expired without further notice.

Pursuant to subsection 51(26) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended (the "*Planning Act*"), as a condition to the approval of the draft plan of subdivision prepared by WAHBA Surveying, dated April 10, 2026 (the "Draft Subdivision Plan"), which is attached as Schedule "B" and which forms part of these conditions for the creation of one Block on the Lands, and which approval is required prior to the final version of the plan of subdivision (the "M-Plan") being registered on title to the Lands, the Owner of the Lands shall satisfy the following requirements:

Planning Division Conditions

1. If approved or requested in writing by the Town, the Owner shall revise the Draft Subdivision Plan to incorporate minor modifications required to implement or reflect the findings or recommendations of studies required as part of these Conditions of Draft Plan of Subdivision Approval, or to ensure appropriate coordination and alignment with existing or planned lots, blocks, streets, services, and/or facilities on adjacent lands.
2. The Owner, at its sole expense, shall submit the following to the Town for review and written approval by the Town's Planning Division:
 - a) an electronic and hardcopy version of the signed white paper print approved by the Land Registry Office for registration;
 - b) one (1) original mylar;
 - c) two (2) mylar duplicates; and
 - d) three (3) white paper prints, one (1) of which contains an A.O.L.S form.

If a version of the M-Plan has previously been provided to the Town, any subsequent version provided shall also be accompanied by a description of all revisions made from the prior version.

3. The Lands shall be:
 - a) appropriately designated in the Official Plan by an official plan by-law that is in effect in accordance with the *Planning Act*; and
 - b) appropriately zoned by a zoning by-law that is in effect in accordance with the *Planning Act*, including any terms under which the Town's Council will consider the removal of a holding "H" symbol, if applicable.

Legal Services Division Conditions

4. The Owner, at its sole expense, and to the satisfaction of the Town Solicitor, shall submit the following to the Town for review and written approval by the Town's Legal Services Division:
 - a) an up-to-date title PIN(s) for the Lands;
 - b) a solicitor's title opinion regarding the title of the Lands or any portions thereof to be conveyed to the Town, and, if applicable, a solicitor's undertaking to register a transfer of any easements or conveyances required by the Town immediately following the registration of the M-Plan;
 - c) the final executed version of the M-Plan, and the draft Plan Document as pre-approved by the Land Registry Office;
 - d) the Surveyor's Frontage and Area Certificate for the M-Plan; and
 - e) a Certificate of Corporate Status for the Owner, and a Clear Certificate regarding a Writ of Execution against the Owner.

Finance Department Conditions

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

External Agency Conditions

6. The Owner shall submit, to the Town's Planning Division, written confirmations from the respective external agencies confirming the Owner's fulfillment of the following conditions of approval:
 - a) York Region Conditions of Approval, attached as Schedule A.1.

Clearances

- The Town's Planning Division shall confirm in writing that Conditions 1 to 3 have been fulfilled, stating briefly how each condition has been met, and that all External Agencies have provided written confirmation of the Owner's fulfilment of their respective conditions of approval.
- The Town's Legal Services Division shall confirm in writing that Condition 4 has been fulfilled, stating briefly how this condition has been met.
- The Town's Finance Department shall confirm in writing that Condition 5 has been fulfilled, stating briefly how this condition has been met.

Schedule "A.1"

YORK REGION CONDITIONS OF APPROVAL

**Schedule of Pre-Conditions
SUB-2026-01 (SUBP.26.A.0015)
1414 & 1426 Wellington St E
Town of Aurora**

Re: Wahba Surveying (Signed April 24, 2026)

The following pre-conditions are applicable in the event that the draft plan approval is given prior to Council approval of adequate unrestricted servicing allocation to the subject development:

Prior to or concurrent with draft plan approval for any residential units, the owner shall enter into an agreement with the Town of Aurora, which agreement shall be registered on title, committing the owner to:

A. Not enter into any agreements of purchase and sale with end users (*) for the subject lands until such time as:

a. i. The Council of the Town of Aurora has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,

ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the Town allocation used for the subject development;

or

b. the Town approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;

or

c. the Regional Commissioner of Public Works and the Town of Aurora confirm servicing capacity for this development by a suitable alternative method and the Town allocates the capacity to this development.

AND

B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the Town. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.

2. Prior to draft plan approval for any residential units, the owner shall enter into an indemnity agreement with York Region, which agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of this Plan of Subdivision, or any phase thereof, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

(*) the term 'end users' for the purpose of the above-noted pre-conditions is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

**Schedule of Conditions
SUB-2026-01 (SUBP.26.A.0015)
1414 & 1426 Wellington St E
Town of Aurora**

Re: Wahba Surveying (Signed April 24, 2026)

Conditions of draft approval for the subdivision application have been provided with the decision of Town of Aurora's to not enter into a subdivision agreement. All requirements and clauses are to be transferred into the site plan agreement. York Region will be party to the site plan agreement.

1. The Owner shall acknowledge to save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. Prior to final approval, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Aurora:
 - a. A copy of the Council resolution confirming that the Town of Aurora has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan of subdivision.
 - b. A copy of an email confirmation by Town of Aurora staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
3. Prior to final approval, the Owner shall provide an electronic set of the final engineering drawings showing plan and profile views of the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
4. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements

1st Submission Condition Letter – 1414 & 1426 Wellington St E

of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MECP full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

5. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a. A widening across the full frontage of the site where it abuts Wellington Street of sufficient width to provide a minimum of 18 metres from the centreline of construction of Wellington Street, and
 - b. A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Wellington Street and adjacent to the above noted widening(s).
6. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.

Schedule "B"

DRAFT SUBDIVISION PLAN

LOT 21, CONCESSION 2

LOT 21, CONCESSION 2

PART 1 & 2, PLAN 65R-142
P.I.N. 03642 - 0027

PART 3, PLAN 65R-37140
P.I.N. 03642 - 5919

PART 4, PLAN 65R-37140

BLOCK 1

P.I.N. 03642 - 0028

BLOCK 1

P.I.N. 03642 - 6201

(ADDITIONAL LAND OWNED BY APPLICANT)

LOT 21, CONCESSION 2

PART 1, PLAN 65R-28910

LOT 21, CONCESSION 2

PART 2, PLAN R5149
P.I.N. 03642 - 0027

LOT 1 LOT 2

REGISTERED PLAN 525

REGISTERED PLAN

6 5 M - 4 8 1 9

PART 4, PLAN 65R-20507

PART 5, PLAN 65R-20507

PART 4, PLAN 65R-20507
EXPROPRIATION PLAN AK0689A
DEDICATED BY BY-LAW No. R-670-80-128, INST. No. LT71525

N73°34'30"E

65.87

N73°34'30"E

76.49

PART 2, PLAN 65R-28910

WELLINGTON STREET EAST
(NAMED BY BY-LAW No. R-670-80-128, INST. No. LT71525)
REGIONAL ROAD No. 15
ROAD ALLOWANCE BETWEEN LOTS 20 & 21, CONCESSION 2
P.I.N. 03642 - 0003



DRAFT PLAN OF SUBDIVISION OF
LOTS 1 AND 2
REGISTERED PLAN 525
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

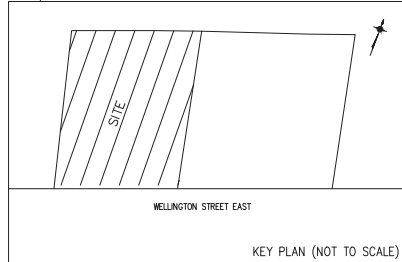
SCALE 1:300
10m 5m 0 5 10 15 20 25 30m

C. WAHBA SURVEYING LTD.
METRIC
DISTANCES AS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
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OWNERS CERTIFICATE
I HEREBY AUTHORIZE C. WAHBA SURVEYING LTD. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF AURORA FOR APPROVAL.
LSC PARTNERS LTD.
DATE: APRIL 10, 2020
ISHA ESMAYLI
AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SURVEYED AS
SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE
CORRECTLY AND ACCURATELY SHOWN.
DATE: APRIL 10, 2020
C. WAHBA
ONTARIO LAND SURVEYOR

- ADDITIONAL INFORMATION AS REQUIRED
BY SECTION 51(17) OF THE PLANNING ACT
- (a) SEE PLAN
 - (b) SEE PLAN
 - (c) SEE KEY PLAN
 - (d) RESIDENTIAL
 - (e) SEE PLAN
 - (f) SEE PLAN
 - (g) SEE PLAN AND KEY PLAN
 - (h) PIPED WATER AVAILABLE
 - (i) SEE ENGINEERING SOILS REPORT
 - (j) SEE SITE AND GRADING PLAN
 - (k) FULLY SERVICED
 - (l) SEE PLAN



LAND USE			
BLOCK	REGISTERED PLAN	LAND USE	AREA (Sq.m) / AREA (Ha)
1	65M-XXXX	RESIDENTIAL	4746.29 / 0.475

DRAWN: SS	CHECKED: C.W.
CAD FILE: 22-064-DPOS-WEST	PROJECT No. 22-064
120 Woodstream Blvd. Woodbridge ON L4L7Z1 Tel. 905.851.1300 www.wahbasurveying.com	

SITE ADDRESS: 1426 WELLINGTON STREET EAST

