

**TOWN OF AURORA  
APPROVED**

DATE: **Sept. 27, 2023**

*M. Romano*

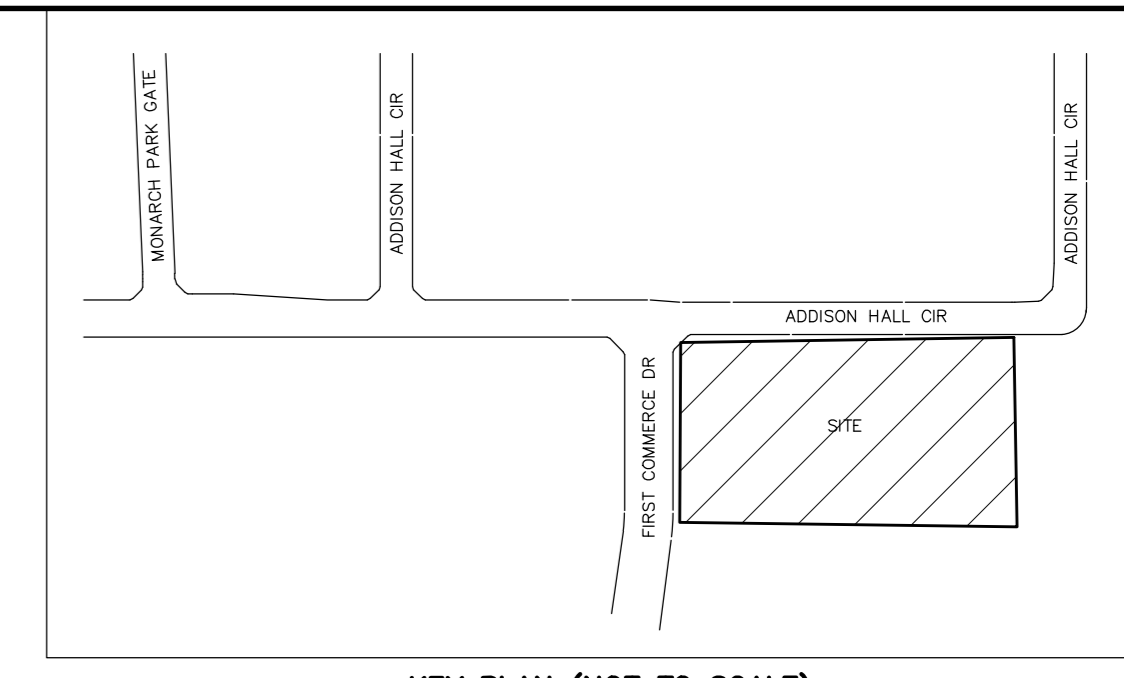
**DIRECTOR OF PLANNING AND  
DEVELOPMENT SERVICES**

**ADDISON HALL CIRCLE**  
(BY PLAN 65M -- 4650)  
P.I.N. 03642 -- 5860

**PART 9, PLAN 65R-38676**  
SUBJECT TO AN EASEMENT IN GROSS  
AS SET OUT IN INST. No. YR3021363

**PART 10, PLAN 65R-38676**  
SUBJECT TO AN EASEMENT IN GROSS  
AS SET OUT IN INST. No. YR3021363

**PART 8, PLAN 65R-38676**  
SUBJECT TO AN EASEMENT IN GROSS  
AS SET OUT IN INST. No. YR3021363



**DRAFT PLAN OF  
STANDARD CONDOMINIUM OF  
ALL OF BLOCKS 8, 9, AND 10  
PLAN 65M -- 4650  
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:300

10m 20m 30metres

R-PE SURVEYING LTD., O.L.S.

**METRIC**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE \_\_\_\_\_, 2023.

Y. WAHBA  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE R-PE SURVEYING LTD., O.L.S. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF STANDARD CONDOMINIUM TO THE TOWN OF AURORA FOR APPROVAL.

**ADDISON AURORA INDUSTRIAL GP INC. (as a general partner of)  
ADDISON AURORA INDUSTRIAL LP.**

DATE \_\_\_\_\_, 2023.

AUTHORIZED SIGNING OFFICER  
I HAVE THE AUTHORITY TO BIND THE CORPORATION  
I AM A GENERAL PARTNER

THE REGISTRATION OF THIS PLAN IS FOR A PARTNERSHIP PURPOSE WITHIN THE MEANING OF THE LIMITED PARTNERSHIPS ACT.  
THE FIRM NAME OF THE LIMITED PARTNERSHIP IS ADDISON AURORA INDUSTRIAL LP.

**NOTES**

P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER  
H/C DENOTES HANDICAP PARKING SPACE  
L DENOTES EXCLUSIVE USE LOADING AREA  
Y DENOTES EXCLUSIVE USE YARD  
ST DENOTES STAIRS  
S DENOTES EXCLUSIVE USE SIGN

**ADDITIONAL INFORMATION  
AS REQUIRED BY SECTION 51(17)  
OF THE PLANNING ACT**

(b) SEE PLAN  
(c) SEE PLAN  
(d) INDUSTRIAL  
(e) SEE PLAN  
(f) SEE PLAN  
(g) SEE PLAN  
(h) PIPED WATER  
(i) SEE SOILS REPORT  
(j) SEE APPROVED SITE PLAN AND GRADING PLAN  
(k) FULLY SERVICED  
(l) SEE PLAN

**LAND USE**

TOTAL SITE AREA :	2.969 HA
GROSS FLOOR AREA:	
BUILDING 1:	4629.54 SQ.M
BUILDING 2:	4028.51 SQ.M
BUILDING 3:	3452.95 SQ.M
TOTAL GROSS FLOOR AREA:	12111.00 SQ.M
LANDSCAPED AREA:	3017.51 SQ.M
PAVED AREA:	14424.25 SQ.M
PARKING PROVIDED:	213 SPACES (INCLUDES 10 HANDICAP SPACES)
BICYCLE PARKING PROVIDED:	6 SPACES

**EMPLOYMENT UNITS:** 39 UNITS

ALL LAND USE DATA ARE OBTAINED FROM SITE PLAN PROVIDED BY GIOVANNI A. TASSONE ARCHITECT INC. RECEIVED ON APRIL 29, 2022.

PORTIONS OF THE COMMON ELEMENT WITH THE PREFIXES "L", "Y" AND "S" ARE ALLOCATED FOR THE EXCLUSIVE USE OF THE OWNERS AS PER SCHEDULE "F".

**rpe** ONTARIO LAND SURVEYORS  
643 Chrislea Road, Suite 7  
Woodbridge, Ontario L4L 5A3  
Tel. (416) 635-5000 Fax (416) 635-5001  
Tel. (905) 264-0881 Fax (905) 264-2099  
Website: www.r-pe.ca  
DRAWN: E.G. CHECKED: Y.W.  
JOB No. 22-083  
CAD FILE No. 22-083-DR-PL-2021

**BLOCK 8**  
P.I.N. 03642 -- 4022  
(EXISTING COMMERCIAL)

**EMPLOYMENT UNITS 1 TO 39, INCLUSIVE  
EXCLUSIVE USE LOADING L1 TO L26, INCLUSIVE  
EXCLUSIVE USE YARD Y1 TO Y13, INCLUSIVE  
EXCLUSIVE USE SIGN S1 TO S39, INCLUSIVE  
ON LEVEL 1**

**BLOCK 28**  
(0.30 RESERVE)  
PLAN 65M -- 3819  
P.I.N. 03642-1381

**PLANNING**

**FIRST COMMERCE DRIVE**  
(BY PLAN 65M -- 3819)  
P.I.N. 03642-1381

PART 7, PLAN 65R-28475  
PART 22, PLAN 65R-28041  
PART 21, PLAN 65R-28041